

West Hartford DRAFT 5-Year Consolidated Plan 2020-2024

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Town of West Hartford's Consolidated Plan for Housing and Community Development Programs was developed in accordance with 24CFR Part 91. 24CFR Part 91 contains the final rule for consolidated submissions of the planning and application aspects of the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) formula program with the requirements for the Comprehensive Housing Affordability Strategy (CHAS).

A key component of the Five-Year Strategy is the coordination provided by the central administration in the Department of Social Services. This results in an efficient leveraging of other Town and State resources to address identified needs. Past experience has shown that collaborative efforts between the Town and local housing and community development non-profits and service providers have been both a cost effective and efficient means to meet the housing and services needs of the community. Because of this, staff coordination and outreach with providers and the community at large is crucial to the success of the CDBG program and the Town's Consolidated Planning process.

The Consolidated Plan includes a description of the Town's housing and community development needs; a five-year strategy and plan which includes goals, priorities and activities to meet its projected needs and a one year action plan which describes the projected use of funds for the upcoming program year covering the July 1 to June 30 time period. The Town prepares a new Action Plan every year to describe the activities to be funded with its CDBG appropriation.

The overall goal of HUD's community planning and development programs is to develop viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities principally for low- and moderate-income persons.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The Town has established several broad priorities to meet its identified housing and community development needs. These priorities are included in the Five-Year Strategic Plan along with proposed projects and activities as well as proposed accomplishments and goals. The priorities include:

- Provide affordable rental housing opportunities for extremely low and very-low income renters by increasing the supply and maintaining the availability of affordable rental housing in the Town
- Cultivate affordable homeownership opportunities through the financing of housing for first time homebuyers, the preservation of existing ownership housing through rehabilitation and improving the availability of supportive social services to homeowners
- Continue to provide support services to the homeless and those at-risk of homeless on a case-by-case basis.
- Support the continuance and/or expansion of existing public service programs including those which provide services to persons with disabilities, youths, seniors and/or substance abusers or which offer transportation services and employment training
- Expand existing efforts to meet the needs of the Town's physically disabled population by supporting projects designed to make current facilities accessible or to provide new ADA compliant facilities/equipment.
- Maintain and improve existing public facilities and encourage the development of upgraded facilities, particularly with regard to parks/recreation facilities and parking facilities serving low-income populations
- Encourage the continued maintenance and improvement of the Town's infrastructure, particularly with regard to street and sidewalk improvements, as well as storm drain improvements
- To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities
- To continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan including fair housing counseling, tenant-landlord counseling and/or public awareness

3. Evaluation of past performance

Each year the Town is required to report on the progress of its Consolidated Plan in its Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER includes information on CDBG expenditures, program beneficiaries and accomplishment data. The report also includes a narrative requirement that summarizes the Town's accomplishments with its federal resources and a self-evaluation of its program performance. During the past Consolidated Plan Strategy Period, the Town utilized its CDBG allocations to provide a variety of programs and services to the benefit of low- and moderate income persons and households.

With the resources provided, the Town has successfully addressed the needs and met its Measurable Goals as identified in the Strategic Plan portion of its Consolidated Plan 2015-2019.

4. Summary of citizen participation process and consultation process

As required by HUD, the Town of West Hartford has consulted and coordinated with public and private agencies to assure that its Consolidated Plan is a comprehensive document that meets all statutory requirements. These groups included the local and regional social service and housing providers, the West Hartford Housing Authority, the West Hartford Bloomfield Health District, the Hartford Area Continuum of Care as well as its own departments, elected officials and the public.

5. Summary of public comments

[This section will be updated at the end of the public comment period]

6. Summary of comments or views not accepted and the reasons for not accepting them

[This section will be updated at the end of the public comment period]

7. Summary

On an annual basis the Town of West Hartford prepares an Annual Action Plan which provides information on its anticipated resources, its proposed activities and its program for implementation and administration. The Town must submit its Annual Action Plan to HUD every year by May 15th.

The One Year Action Plan included in this document provides information on the Town's anticipated resources, proposed activities and funding allocations for the one-year period from July 1, 2020 to June 30, 2021.

In order to address the established priorities of increased affordable housing opportunities, neighborhood revitalization, economic development and supportive social service programs outlined above, the following activities are proposed for the 2020- 2021 Annual Program Year utilizing CDBG funds. [This section will be updated at the end of the Annual Action Plan process]

Currently, the Town Council is considering a budget for the Town's HUD appropriation of \$996,008 which is included as part of the proposed Action Plan budget.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	WEST HARTFORD	Department of Social Services

Table 1 – Responsible Agencies

Narrative

In accordance with the Consolidated Plan's requirements, the Department of Social Services, which administers the CDBG Program, has been appointed as the Lead Agency for the Town. The broad scope of work undertaken by Social Services best serves the demands of coordination during the plan development and application process, as well as the on-going management, implementation and administration of the Consolidated Plan.

The mission of the Town of West Hartford Social Services is to promote independence, well-being and enhanced quality of life for West Hartford citizens of all ages, through its programs and services and through individualized attention to residents in need. In addition to the coordination and administration of the Consolidated Plan and Community Development Block Grant Program (CDBG), Social Services of the Town also coordinates and implements a variety of programs and services.

Town social workers provide assessment, case management, and advocacy to adults and families experiencing financial difficulties, family issues, medical conditions, housing issues or other problems that impact their lives. They make referrals, coordinate services, or offer follow-up and guidance to residents in need of services. Case managers assist residents age 60 and over and their caregivers and families in assessing their situation and available programs and services that aim to help a resident remain independent in the community.

Consolidated Plan Public Contact Information

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PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The institutional structure principally revolves around the Social Services since this department provides numerous support services for the CDBG Program. The placement of CDBG administrative responsibilities in the Department leverages extensive Town investments in services which support CDBG.

Department of Social Services staff members work to increase participation at the neighborhood level, especially among extremely low and very-low income citizens, as well as those traditionally underrepresented in the process. This includes all publicity for Consolidated Plan reports and documents, informational meetings and public hearings through announcements and advertisements in the local news media and on the internet.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Although Social Services serves as the Lead Agency and will be responsible for providing the oversight and implementation of the Consolidated Plan, coordination and implementation of the programs and activities that fall under the plan is a collaborative effort between the various departments that provide physical development, economic development, public services, housing production, and planning. Outreach, consultation and coordination with and between the Housing Authority, the Health District, non-profit and for-profit service providers, and other community partners will continue to be part of Plan implementation process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The Case Manager Supervisor is part of the Hartford Area Continuum of Care Planning Committee. Through this involvement the Town is able to assist in discussions on the needs of the homeless and help to formulate methods to address homelessness in the region.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Interaction with the Hartford Area Continuum of Care process provided the opportunity to address gaps in the Town's ability to deal with the issue of homelessness in the community.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	West Hartford Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	In the preparation of this plan, steps were taken to enhance coordination between public and assisted housing providers, and among private and governmental health, mental health, and service agencies. During the preparation of the plan several methods were utilized to encourage involvement and collaboration with and between various interested program and service providers.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The Town of West Hartford has consulted and coordinated with public and private agencies to assure that its Consolidated Plan is a comprehensive document that meets all statutory requirements. These groups included the local and regional social service and housing providers, the West Hartford Housing Authority, the West Hartford Bloomfield Health District, the Hartford Area Continuum of Care as well as its own departments, elected officials and the public. No agency types were deliberately not consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

As required by HUD, the Town of West Hartford has consulted and coordinated with public and private agencies to assure that its Consolidated Plan is a comprehensive document that meets all statutory requirements. These groups included the local and regional social service and housing providers, the West Hartford Housing Authority, the West Hartford Bloomfield Health District, the Hartford Area Continuum of Care as well as its own departments, elected officials and the public.

Narrative (optional):

See narratives above.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

[This section will be updated at the end of the Annual Action Plan process]

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)

Table 4 – Citizen Participation Outreach

[This section will be updated at the end of the Annual Action Plan process]

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The housing needs for moderate, low, very low and extremely low income households in West Hartford presented in the Housing Needs Table was completed utilizing the 2011-2015 American Community Survey and Comprehensive Affordable Housing Strategy (CHAS) data provided by the U.S. Department of Housing and Urban Development (HUD) to determine the extent of households with housing problems. These values are estimates based on a five-year rolling average from a smaller sample size than the Decennial Census.

The definition of housing problems utilized in these cross tabulations is a non-duplicative count of households with housing problems including those that 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (a housing unit with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30% of gross income, or have a severe housing cost burden, including utilities, exceeding 50% of gross income.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

Between 2009 and 2015, the Town of West Hartford experienced increases in of total population (4.5%) and number of households (6.6%).

The median income of the Town increased by 8.9% during the same time period. However, when the median income is adjusted for inflation from 2009 to 2015, the purchasing power of the median household income actually decreased by 1.6%. Data in Table 6 also indicates that 40% of West Hartford households have income less than 80% of HAMFI. Both small family and large family households generally have smaller percentages represented in the income categories of less than 80% HAMFI than do the universe of total households. However, low-, very low-, and extremely low-income households are much more commonly found among households with elderly (at least one person age 75 or older) residents. While only 13% of total households are between 0-30% HAMFI, 25% of households that contain at least one person age 75 or older is within this income bracket (1,015 households out of 3,145 total).

In terms of housing problems identified, the overwhelming majority of housing problems faced by households in West Hartford relate to housing cost burdens greater than 30% of income and greater than 50% of income. Overcrowding, severe overcrowding, substandard housing units, and zero or negative household income account for only 10% of total households facing housing problems. Both renter and owner households in West Hartford face housing cost problems. Cost burden problems among renter households tend to cluster in the extremely low- and very low-income categories, while similar problems among owner households are more widely distributed across all income groups.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	60573	63288	4.5%
Households	23387	24935	6.6%
Median Income	79499	86569	8.9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	3145	2210	2890	1845	14850
Small Family Households *	1599	1290	1935	1280	15320
Large Family Households *	130	335	540	208	2120
Household contains at least one person 62-74 years of age	559	330	495	515	2935
Household contains at least one person age 75 or older	1015	765	690	305	1255
Households with one or more children 6 years old or younger *	210	265	290	220	2195

Table 6 - Total Households Table

Data 2011-2015 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	85	45	25	0	155	25	0	10	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	0	20	35	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	35	30	115	10	190	0	10	35	4	49
Housing cost burden greater than 50% of income (and none of the above problems)	1,260	405	95	10	1,770	790	545	440	140	1,915

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	165	390	315	95	965	90	415	590	415	1,510
Zero/negative Income (and none of the above problems)	150	0	0	0	150	120	0	0	0	120

Table 7 – Housing Problems Table

Data 2011-2015 CHAS
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0- 30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	1,390	480	235	40	2,145	815	555	490	145	2,005
Having none of four housing problems	530	515	865	500	2,410	135	660	1,300	1,160	3,255
Household has negative income, but none of the other housing problems	150	0	0	0	150	120	0	0	0	120

Table 8 – Housing Problems 2

Data 2011-2015 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	530	325	155	1,010	190	255	450	895
Large Related	40	25	30	95	25	110	110	245
Elderly	705	265	120	1,090	444	480	330	1,254
Other	270	220	115	605	220	130	170	520
Total need by income	1,545	835	420	2,800	879	975	1,060	2,914

Table 9 – Cost Burden > 30%

Data 2011-2015 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	480	170	40	690	180	200	215	595
Large Related	40	0	20	60	25	70	45	140
Elderly	600	135	25	760	405	200	135	740
Other	255	105	10	370	185	80	60	325
Total need by income	1,375	410	95	1,880	795	550	455	1,800

Table 10 – Cost Burden > 50%

Data 2011-2015 CHAS
Source:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	50	30	125	30	235	0	10	35	4	49

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	10	0	10	0	0	0	0	0
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	50	30	135	30	245	0	10	35	4	49

Table 11 – Crowding Information – 1/2

Data 2011-2015 CHAS
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

The supplied HUD and CHAS data do not tabulate housing need by single person households. An estimate may be extrapolated from the total number of single person households. For the population as a whole according to 2011-2015 ACS estimates, 35% of households are “nonfamily,” with 28% of total householders living alone. This may suggest that the majority of “other” households in need of housing assistance are single person householders.

In Tables 9 and 10 detailing cost burdens, “other” households comprise 22% of all renters with a cost burden over 30%, and 19% of all renters with a cost burden over 50%. Roughly 45% of “other” renter households with a cost burden are extremely low income, and 69% of “other” renters with a severe cost burden are extremely low income. There are fewer “other” owner households with cost burdens (520 owners vs. 605 renters with cost burden over 30%, and 60 owners vs. 370 renters with cost burden over 50%).

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Disabled: Disability statistics from the 2013-2017 American Community Survey are. Out of the total civilian, noninstitutionalized population in West Hartford, about 10% (6,454 +/- 564 people) has a disability. Among children 5-17 years old, about 4% have a disability, with a cognitive difficulty being the most common. Among adults 18 to 64 about 12% have a disability, with cognitive difficulties, ambulatory difficulties, and independent living difficulties being the most common. Among adults aged 65 or over, about 66% have a disability. The most common disability is an ambulatory difficulty, followed by independent living difficulties and hearing difficulties.

According to Table 24, 18% of housing choice vouchers are awarded to disabled families, although 100% of families request accessibility features.

Victims of domestic violence, dating violence, sexual assault and stalking: There were 166 total Family Violence Incidents in West Hartford in 2017, according to the CT Uniform Crime Reports. Of these, 73 were assaults, 1 was a sexual assault, 7 were strangulation, 1 was stalking, 30 were violation of court order, 24 were threatening, 8 were risk of injury, 160 were breach of peace, and 18 were "other". According to Table 24, no voucher recipients self-report as being a victim of domestic violence. According to Hartford 2019 Point-In-Time counts, 59 homeless adults (12% of all homeless adults) self-reported as being a survivor of domestic violence. West Hartford is included in the wider Balance of State report, which reports 354 people (16% of all homeless adults in the Balance of State region) as survivors of domestic violence. Without numbers more specific to West Hartford, it is best to approach domestic violence and homelessness as a regional issue.

What are the most common housing problems?

It is clear that (similar to most communities in Connecticut) the primary housing problem in West Hartford is cost burden, rather than issues of substandard housing or overcrowding. This is the case for both renters and owners; however, cost burden issues are much more prevalent among very low and extremely low income households (those earning below 50% and 30% of median family income, respectively), elderly households, and small related households.

According to Tables 6, 7, and 8, roughly 10,090 households in West Hartford earn incomes of 0-100% AMI out of 24,940 households. This is 40% of the total households in West Hartford, with 60% earning more than 100% of AMI. Of the households earning 0-100% AMI, about 68% (6,894) have one or more of four housing problems. This is 28% of the overall total of 24,940. No data are given on any housing problems experienced by households earning more than 100% AMI.

Cost burden is defined as paying more than 30% of income toward housing costs. Of households earning between 0 - 100% AMI, roughly 89% of housing problems are due to cost burdens. Out of total households, cost burden affects roughly 25% of households in West Hartford.

Severe cost burdens, or those paying more than 50% of their income toward housing costs, affect roughly 3,680 households (14%). Cost burdens of 30-50% of income affect roughly 2,034 households (8%).

Are any populations/household types more affected than others by these problems?

According to Table 7, a larger percentage of renters are affected by all housing problems (3,265 out of 6,982, or 47%) while a larger number of owners are affected by the same housing problems (3,629 out of 17,953, or 20%). With an overall total of roughly 28% of total households experiencing all housing problems, renters are being disproportionately affected as a whole.

Tables 9 (Cost Burden >30%) and 10 (Cost Burden >50%) break down cost burdens by type of household for the income groups 0-30% AMI (extremely low income), 30-50% AMI (very low income), and 50-80% AMI (low income). According to Table 9, of all households experiencing cost burdens, there are 2,344 cost-burdened elderly families and 1,905 cost-burdened small families. The largest group was among elderly, extremely-low income renters (705 households), who are likely retired and living on fixed incomes.

According to Table 10, there are 3,680 households experiencing severe cost burden. Again, the largest group was among elderly, extremely-low income renters (600 households), who are likely retired and living on fixed incomes.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Based upon data analysis and the fact that West Hartford has several lower- and moderate-income neighborhoods, it is evident that there are a number of households in West Hartford at risk of homelessness. In all household categories, the risk relates to the cost burden faced by households which can, with a slight reversal of economic fortunes, result in a household becoming homeless.

While there are numerous causes of homelessness, including unemployment, eviction, domestic violence, transience, relocations and fire among others, once homeless, significant portions of the homeless population have service needs relating to mental illness, chemical and/or alcohol dependencies, domestic violence and/or AIDS.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The 2011-2015 CHAS/ACS data indicates that 13% of households in West Hartford have incomes below 30% of HAMFI.

The United Way also tracks a population known by the acronym ALICE – Asset Limited, Income Constrained, Employed. These households earn above the poverty level, but not enough to afford a bare-bones household budget. For example, in Hartford County it is estimated that a single adult’s “survival budget” is \$24,444, or an hourly wage of \$12.22. A household with two adults, an infant, and a preschooler needs a “survival budget” of \$78,984, or an hourly wage of \$39.49. This budget does not include savings, leaving households without a financial cushion.

According to the 2018 ALICE report, 29% of households in West Hartford are either ALICE or below the poverty line. Many of these households are at risk of becoming homeless due to a loss of income or an increase in housing costs.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Additional families that could be threatened with homelessness are families which could become unemployed due to continuing downsizing of some of the local and regional manufacturing establishments. This population is very difficult to address since at any point in time layoffs may occur with no warning and no one knows what families will be affected. In addition, employment changes like these affect each family differently depending on income, the market, family size, employment opportunities, education, etc. Another at risk population is families where spouses and or children become homeless in order to escape the unhealthy and abusive environments in which they reside.

Discussion

To meet the housing needs of the West Hartford community, the Lead Agency supports the following efforts:

- Continue support to agencies addressing the need for permanent, affordable rental and ownership housing units.
- Support non-profit organizations that are formed to expand the affordable housing market.
- Support eviction prevention programs for individuals and families at-risk of becoming homeless.
- Encourage full local community involvement in the development of affordable housing.

- Form coalitions involving the public, private and voluntary sectors in an effort to produce more low-cost housing.
- Research innovative approaches to developing affordable, permanent housing for senior citizens and other special needs populations.

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NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

West Hartford is a majority white city, with 80% of households identifying as White/Non-Hispanic. The next largest racial/ethnic group is Hispanic households at 8%, Black/African American households at 6%, and Asian households at 5%. There are also an estimated 4 American Indian/Alaska Native households, which comprise less than 1% of the population.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,460	410	270
White	1,500	365	140
Black / African American	440	0	90
Asian	170	4	29
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	315	19	10

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,840	370	0
White	1,315	305	0
Black / African American	120	20	0
Asian	140	0	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	250	35	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,635	1,260	0
White	1,160	1,010	0
Black / African American	90	20	0
Asian	65	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	250	185	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	695	1,150	0
White	555	820	0
Black / African American	10	95	0
Asian	70	100	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	25	140	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Among households in West Hartford between 0-30% AMI, 78% of the jurisdiction as a whole has one or more of four housing problems. Among this group, 92% of Hispanic households (315 households) have housing problems.

Among households in West Hartford between 30-50% AMI, 83% of the jurisdiction as a whole has one or more of four housing problems. Among this group, 100% of Asian households (140 households) and 100% of American Indian/Alaska Native households (4) have housing problems.

Among households in West Hartford between 50-80% AMI, 56% of the jurisdiction as a whole has one or more of the four housing problems. Among this group, 82% of Black/African American households (90 households) have housing problems.

Among households in West Hartford between 80-100% AMI, 38% of the jurisdiction as a whole has one or more of the four housing problems. Among this group, only 15% of Hispanic households (25 households) have housing problems, and no group has disproportionately more problems than the jurisdiction as a whole.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

West Hartford is a majority white city, with 80% of households identifying as White/Non-Hispanic. The next largest racial/ethnic group is Hispanic households at 8%, Black/African American households at 6%, and Asian households at 5%. There are also an estimated 4 American Indian/Alaska Native households, which comprise less than 1% of the population.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,205	665	270
White	1,330	530	140
Black / African American	415	25	90
Asian	150	25	29
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	275	60	10

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,035	1,175	0
White	735	885	0
Black / African American	75	65	0
Asian	105	35	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	105	175	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	725	2,165	0
White	430	1,735	0
Black / African American	50	60	0
Asian	55	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	295	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	185	1,660	0
White	165	1,215	0
Black / African American	4	99	0
Asian	20	150	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	165	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data 2011-2015 CHAS
Source:

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Among households in West Hartford between 0-30% AMI, 70% of the jurisdiction as a whole has one or more severe housing problems. Among this group, 80% of Hispanic households (275 households) have severe housing problems.

Among households in West Hartford between 30-50% AMI, 47% of the jurisdiction as a whole has one or more severe housing problems. Among this group, 75% of Asian households (105 households) have severe problems.

Among households in West Hartford between 50-80% AMI, 25% of the jurisdiction as a whole has one or more severe housing problems. Among this group, 52% of Asian households (55 households) have severe housing problems, and 45% of Black/African American households (50 households) have severe problems.

Among households in West Hartford between 80-100% AMI, 10% of the jurisdiction as a whole has one or more severe housing problems. Among this group, no racial or ethnic group has a disproportionately greater need.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

As shown in Table 21 below, West Hartford is a majority White/Non-Hispanic city. The majority of households also experience no housing cost burdens. However, 30% of the households in West Hartford do experience a cost burden or severe burden.

HUD asks grantee communities to evaluate the extent that any racial or ethnic group has a disproportionately greater housing need in comparison to the needs of the population as a whole. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need, who are members of a particular racial or ethnic group, is at least ten percentage points higher than the percentage of persons in the category as a whole.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,125	3,530	3,985	300
White	14,460	2,700	2,685	165
Black / African American	610	170	515	90
Asian	745	225	240	29
American Indian, Alaska Native	0	4	0	0
Pacific Islander	0	0	0	0
Hispanic	1,075	355	470	20

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

For the jurisdiction as a whole, 69% of households have no housing cost burden.

For the jurisdiction as a whole, 14% of households have a housing cost burden between 30-50% of income. 100% of American Indian/Alaska Natives (4 households) have housing cost burdens.

For the jurisdiction as a whole, 16% of households have a severe housing cost burden over 50% of income. 37% of Black/African American households (515 households) have severe housing cost burdens.

DRAFT

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

At the 0-30% AMI income levels, Hispanic households are disproportionately affected. At the 30-50% AMI income levels, Asian and Hispanic households are disproportionately affected.

At the 30-50% AMI income levels, Asian and American Indian/Alaska Natives are disproportionately affected. Asian households are also disproportionately affected by severe housing problems.

At the 50-80% AMI income levels, Black/African American households are disproportionately affected. Black/African American and Asian households are also disproportionately affected by severe housing problems.

At the 80-100% AMI income levels, no households were found to be disproportionately affected.

If they have needs not identified above, what are those needs?

There may be a possible need for translation services for non-English speakers. According to 2011-2015 ACS estimates, roughly 6% of households in West Hartford have limited English. For the population that speaks English less than “very well” and may also need housing assistance, having informational brochures in their language as well as bilingual service providers (especially for illiterate persons) may help people access programs and services.

Related to language barrier issues, some of the people experiencing housing needs may be recent immigrants. ACS estimates that roughly 11,000 people in West Hartford are foreign-born, with 6% entering the US before 2000, and 26% entering the US between 2000 and 2009, and 8% entering since 2010 or later. Of the foreign-born population, roughly 31% are from Europe, 35% are from Asia, 25% are from Latin America, 4% are from Northern America, 5% are from Africa, and less than 1% are from Oceania. Immigrants may be facing cultural barriers as well as language barriers and require additional help navigating available services.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

According to CPD Maps, racial and ethnic minorities tend to be more concentrated in the southeast Census tracts of West Hartford. This area roughly corresponds to the Hillcrest Area Neighborhood.

NA-35 Public Housing – 91.205(b)

Introduction

The West Hartford Housing Authority currently has four properties under their management.

616 New Park is a 54-unit complex featuring one and two bedroom units with easy access to CTfastrack. There is currently a waitlist for new residents.

Elm Grove Apartments have 40 garden style units for the elderly and people with disabilities. The complex has a community room, on-site parking, laundry facilities, and a garden. A Resident Services Coordinator is onsite three days a week and provides information and referrals, assistance in linking clients to programs, and coordinates onsite resident activities. The wait list for units is currently closed.

Alfred E. Plant underwent renovation of the existing 95 units, as well as the expansion of 42 additional units, in 2012. The building is located less than one mile from Blue Back Square, and a CT Transit bus stop is located in front of the property. The wait list for units is currently closed.

The Goodwin property has 47 units, with 32 market rate units (rents of \$1,475-\$1,750) and 15 affordable units (rents of \$822-\$1,140). The wait list for affordable units is closed.

The waitlist for Section 8 vouchers is closed.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	475	6	467	0	0	0

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	13,471	11,552	13,408	0	0
Average length of stay	0	0	0	5	7	5	0	0
Average Household size	0	0	0	1	1	1	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	0	219	4	215	0	0
# of Disabled Families	0	0	0	85	1	84	0	0
# of Families requesting accessibility features	0	0	0	475	6	467	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	382	6	374	0	0	0
Black/African American	0	0	0	85	0	85	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	0	7	0	7	0	0	0
Pacific Islander	0	0	0	1	0	1	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	146	2	142	0	0	0
Not Hispanic	0	0	0	329	4	325	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

DRAFT

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits Federal agencies and all Non-Federal agencies receiving Federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities -- including specific housing programs -- because of their disability. The topic of the 504 Assessment has been discussed by the Lead Agency staff. The present 504 discusses the elements and goals involved in converting housing units to render them handicap accessible. Although the Town's Housing Authority developments are elderly/disabled developments no major modification activities are planned at this time.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

Residents of Public Housing and Housing Choice voucher holders are in need of permanent affordable housing. It is often difficult for households to save the required funds for a house down payment or two months' rent for a security deposit. These households may also need financial assistance with utilities.

How do these needs compare to the housing needs of the population at large

18% of voucher recipients are disabled families, compared to 10% in the population at large. Physical and mental disabilities may hinder employment opportunities, contributing to a need for housing assistance for these families.

Black/African American and Hispanic families are both a disproportionately large part of the voucher recipient population. While Black/African American families make up 6% of total households, they account for 18% of voucher recipients. Similarly, while Hispanic families are 8% of total households, they account for 31% of voucher recipients.

Discussion

See narrative above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

West Hartford does not receive any funds from HUD to address homelessness issues as part of grant programs for this specific purpose. There is a Hartford Continuum of Care which addresses homelessness in the region; however, West Hartford is not a member of this particular Continuum of Care. West Hartford is included within the Connecticut Balance of State Continuum of Care, which encompasses the areas of the state that do not have their own regional or municipal continuums.

Due to being within the Balance of State area, Point In Time (PIT) homeless counts are not available for West Hartford specifically.

In addition, the HUD-supplied Table 24, Characteristics of Residents [of Public Housing] also indicates that 0 of the 475 voucher holders were homeless at the time of admission.

West Hartford recognizes that the issue of homelessness is of a regional scale, as has HUD in the creation of the Continuum of Care planning process. Both the Hartford region Continuum of Care and the Connecticut Balance of State Continuum of Care are the applicable needs assessment, planning and implementation structures within which West Hartford should work to meet homeless needs. The Balance of State Continuum prepares an Annual Plan and applications for funding including a response to the HUD Notification of Funding Availability (NOFA).

There are no homeless facilities in West Hartford at the present time with the exception of the Bridge Youth Shelter that has 9 shelter beds serving teens and young adults.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the Town.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the Town.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the Town.

Discussion:

See narratives above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

As part of the Balance of State Continuum of Care process and as part of the Town's Consolidated Plan update process, the needs of persons requiring supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and other special needs categories were analyzed and discussed. As part of the Continuum of Care planning process, permanent housing and permanent supportive housing continues receive the highest priority.

Describe the characteristics of special needs populations in your community:

Elderly/Frail Elderly: Within the several categories of disabilities, the inability for self-care and independent living difficulties are most indicative of a frail condition. Within West Hartford, over 31% of the population age 65 and over have such a difficulty, according to 2013-17 ACS estimates. People with these kinds of difficulties may need some level of assisted living. Additionally, almost 22% of people aged 65 and over have an ambulatory difficulty which may require ADA-compliant, accessible homes. West Hartford recognizes the existence of problems related to substance abuse among all age groups throughout the population. To this end the Town sponsors a formal commission to provide oversight and guidance on related issues - The West Hartford Substance Abuse Prevention Commission (WHSAPC). Each year WHSAPC organizes a variety of educational programs and distributes written materials and also participates in the organization of activities for the West Hartford community.

The Town of West Hartford's Division of Social Services provides support for those who are involved in substance abuse and addiction. Residents facing these issues can go to the Town Hall where they can meet with a social worker for an "initial substance abuse assessment" by a licensed professional alcohol and drug abuse counselor. Based on the need residents in this situation can also receive counseling and, as-needed, referrals to other external resources.

West Hartford is also host to multiple 12-Step meetings occurring in Town every day of the week. West Hartford also is home to a branch of Oxford House which is a national organization that sets up and provides oversight to safe houses for adults in recovery from addiction. The "Sherwood" Oxford house in West Hartford serves up to eight adult men at any one time.

The 2013-17 ACS data indicated that there are over 2,600 West Hartford residents with a cognitive difficulty. Within this total, roughly 340 were under 18, 1,220 were between age 18 to 64, and 1,100 were age 65 or older. Within the Town of West Hartford there are three facilities designed to support the needs of individuals facing mental health issues and/or developmental disabilities. The Robinson House group home, located on South Quaker Lane, is a licensed mental health residential living center that provides treatment for deaf individuals with severe and persistent mental illness. The Robinson House is licensed for 8 in-patient beds, but the facility also offers a companion apartment program. The Jewish Family Services of Greater Hartford operates an out-patient mental health clinic on Bloomfield Avenue. The Bridge Family Center on Farmington Avenue also provides an out-patient mental health clinic.

Data from 2013-17 ACS estimates indicated that 2,572 people in West Hartford were civilian veterans with the greatest number (609) serving in the Vietnam War.

The Hartford Continuum of Care's 2019 Point-in-Time homeless count tallied 7 homeless veterans, comprising 2% of all homeless adults in Hartford. Although it is difficult to quantify the need at this time it was discussed that the Town should be prepared to address this need if it arises during the upcoming Strategy Period. A collaborative effort between the Veterans Administration, the Town, the Housing Authority, appropriate State agencies, local service providers and local nonprofits would be the most effective method to address these needs if they should arise.

What are the housing and supportive service needs of these populations and how are these needs determined?

West Hartford has an active network of non-profits that work collaboratively with the Town to address the issues of the disabled and the special needs populations in terms of housing and service needs. The Division of Human Services will coordinate with providers in this area to assess needs, develop linkages and support programs that create housing opportunities for identified needs. Outreach, referral, collaboration and support of existing programs and service providers will be key to identifying and developing successful programs.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

The Connecticut Department of Health provides data on the number of AIDS cases by year and cumulatively since 1980. A total of 99 people in West Hartford were living with AIDS or HIV in the most recent 2017 data. Of these 99 individuals, 67% are male and 33% are female. 48% of these individuals are White, 18% are African-American, 31% are Hispanic, and 3% are "other."

The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDS in Hartford, Middlesex and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and Human Services Department.

Most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford. Although there is no data readily available to quantify the housing needs of West Hartford residents living with HIV or AIDS, it can be assumed that their health and social services are being met by the myriad organizations and service providers in Hartford.

Discussion:

See narrative above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Senior and neighborhood public facility needs continue to be a priority for the Town. There is a need for the further provision and development of youth services in the Town to address the needs of its children and teens. Further development of youth services and the expansion of existing programs to service Town youth cannot be accomplished without adequate facilities such as youth centers to house such programs. Similarly, the needs assessment identified a need for quality, affordable child day care to be maintained in the Town. There is also a growing need for the expansion of certain types of specialized day care, such as before and after school day care, sick child care, infant care and 'non-traditional hours' childcare (ie. 2nd and 3rd shift). Community health care clinics or a satellite health district office so lower income residents have better access to health care; accessible neighborhood centers in underserved areas of the Town modeled after the successful Hillside Area Neighborhood Outreach Center (HANOC); and access to family resource centers were also cited as priority needs.

Improvements to and/or development of parks and recreational facilities are also a high priority need for CDBG funding in the Town. The land area presently dedicated to active and passive recreational use in West Hartford is generally considered sufficient for the needs of the Town's population. The most pressing need in the Town with regard to parks and recreation resources is therefore the need to upgrade existing parks, open space and recreational facilities and to make ADA accessibility accommodations and improvements.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years and has looked to information provided in current Town-wide community documents, programs, and applications.

Describe the jurisdiction's need for Public Improvements:

West Hartford's roads and streets provide its residents with access to jobs, services, recreation, etc. and are a vital component of the Town's infrastructure. Maintenance and improvement of the Town's streets and sidewalks is therefore essential to continued viability and economic growth. There is a need in West Hartford to improve streets and sidewalks in the downtown business district for economic development reasons. In addition, there is also a need to improve storm drain, streets and sidewalks in residential neighborhoods to maintain property values and enhance neighborhoods. There is a need in the Town to address hazardous materials such as lead and asbestos in housing rehabilitation projects supervised by the Department of Health and/or other applicable Town agencies.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years and has looked to information provided in current Town-wide community documents, programs, and applications.

Describe the jurisdiction's need for Public Services:

The Town of West Hartford supplies a broad range of public services to meet the needs of its residents. These services are provided through a cooperative effort between the Town and non-profit service providers. The ability of the Town to deliver these services to low and moderate-income persons and families is enhanced by the fact that the CDBG Program is administered by the Department of Social and Leisure Services. This leverages significant non-CDBG resources through the expenditure of CDBG funds.

Services for Seniors: West Hartford has a significant senior population, which creates a need for a wide range of services including healthcare, socialization, energy assistance, transportation and counseling. Similar to the general population, the rising cost of housing is resulting in a variety of hardships for seniors.

Youth Services: The West Hartford Division of Social Services is a vital partner within the comprehensive youth services network that exists in West Hartford. Two teen centers in town provide youth with opportunities to socialize within a drug-free safe environment. Additionally, there are countless programs and activities offered by these agencies all designed to provide healthy choices to youth during their non-school hours. Continued partnering and coordination of various youth services in order to identify and fill service gaps remains a priority need during the Five Year Plan period.

Persons with Disabilities: As with other social service needs, West Hartford has a well-established network for meeting such needs. This network includes direct Town services, state agency services through the Department of Developmental Services (DDS) and non-profit groups. There are two non-profits: the Jewish Association for Community Living and Jewish Family Services, which sponsor group homes and individual apartments in West Hartford. Specific identified needs relevant to persons with disabilities include: declining financial resources; clients are living longer lives which increases demand for residential living; the cost of housing in West Hartford; and transportation for persons with disabilities is inadequate.

Health Care: As with other community social service needs, the continuing rise in the cost of health care results in service gaps relating to a person or family's income, job status and insurance coverage. Through the Department of Social and Leisure Services, the Town strives to coordinate service delivery to residents to avoid such gaps. This is particularly the case for low and moderate-income persons and families. Gaps often occur in the following: adequate dental care, health screening, in-home health care for elders, and awareness of available medical care.

HIV/AIDS Needs: As of 2017, there were 99 individuals in West Hartford who have AIDS or are HIV-positive.

An important initiative to meet the variety of social service needs listed above is the Hillcrest Area Neighborhood Outreach Center (HANOC). It is a collaborative effort of the Town, the West Hartford Public Schools, the West Hartford Housing Authority and other community agencies. HANOC's overall mission is to improve the quality of life for residents of all ages through educational, social, health and wellness programs. This CDBG funded center has been a great success. In 2000, West Hartford was presented with a HUD Best Practice Award for the creation of HANOC.

How were these needs determined?

In documenting the non-housing community development needs of West Hartford, the Town has performed a review of the CDBG funding requests of recent years and has looked to information provided in current Town-wide community documents, programs, and applications.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The Town of West Hartford is located in Hartford County, in the north central portion of the State of Connecticut. Spread out over 22 square miles, the Town has a total population of approximately 63,360 people residing in 17 Census Tracts (CT4961-4977). Once a small suburb of Hartford, West Hartford has emerged into a bedroom/commuter community for the entire Hartford-Springfield metropolitan area. The Town's close proximity to Hartford, excellent school system and high quality of life have increased the demand and cost of housing and reduced the availability of affordable housing. The Town contains over 24,400 occupied housing units, 72% of which are owner-occupied, with a homeowner vacancy rate of roughly 1%. This tight housing market, along with finite rental opportunities, limit the possibilities for young families, seniors and low to moderate-income families to find housing within the Town.

Within Hartford County, many low to moderate-income households struggle for economic self-sufficiency and to preserve a decent environment for their families. A primary need is the lack of affordable housing in the area.

The Town has an older developed area known locally as the Elmwood section which is densely populated, with the highest densities located in census tracts 4967, 4968, 4969 and 4971. These census tracts are also generally the same as the areas with higher concentrations of low to moderate-income persons. The Town has made a concerted effort to revitalize this area. As part of this effort, Community Development Block Grant (CDBG) and other funds have been targeted for use in these areas to provide housing rehabilitation, community facilities and public improvements.

As will be discussed in the subsections that follow, the Town also recognizes that there are some higher concentrations of racial/ethnic minorities and low-income households in the Town.

To meet the housing needs of the West Hartford community, the Lead Agency supports the following efforts:

- Continue support to agencies addressing the need for permanent, affordable rental and ownership housing units.
- Support non-profit organizations that are formed to expand the affordable housing market.
- Continue to provide support services to the homeless and those at-risk of homeless on a case-by-case basis.
- Encourage full local community involvement in the development of affordable housing.
- Form coalitions involving the public, private and voluntary sectors in an effort to produce more low-cost housing.
- Research innovative approaches to developing affordable, permanent housing for senior citizens and other special needs populations.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2011-2015 ACS estimates, there are 26,265 total housing units in West Hartford. The housing stock is heavily weighted toward owner-occupied at about 68% of all occupied housing units. There is an overall 5.1% vacancy rate, with homeowner vacancy rates at about 1%, while the rental vacancy rate is about 6.5%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	17,480	67%
1-unit, attached structure	795	3%
2-4 units	2,825	11%
5-19 units	1,770	7%
20 or more units	3,320	13%
Mobile Home, boat, RV, van, etc	75	0%
Total	26,265	100%

Table 26 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	30	0%	350	5%
1 bedroom	375	2%	2,300	33%
2 bedrooms	2,640	15%	2,960	42%
3 or more bedrooms	14,910	83%	1,365	20%
Total	17,955	100%	6,975	100%

Table 27 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

According to the 2018 Affordable Housing Appeals List, West Hartford had 26,396 total housing units (from 2010 Census), with 7.46% of the units qualifying as affordable. This includes 587 governmentally-assisted units, 788 tenant rental assistance units, 332 CHFA/USDA mortgages, and 261 deed restricted units for a total of 1,968 units.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

West Hartford does not anticipate a loss of affordable housing units at this time.

Does the availability of housing units meet the needs of the population?

The most common property type is a 1-unit detached structure (67% of housing stock). However, the low homeowner vacancy rate indicates that demand for homeownership in West Hartford is greater than the supply of homes.

The renter unit sizes seem to generally meet the needs of the renter population. According to Table 32, roughly 38% of units (2,650) are 0-1 bedroom, and according to 2011-2015 ACS estimates, roughly 47% of renters (3,255) are single-person households. Additionally, 42% of renter units (2,960) have two bedrooms and 42% of renter households (2,926) have 2 to 3 people; and 20% of renter units (1,365) have 3 or more bedrooms and 11% of renter households (801) have 4 or more people.

Conversely, owner-occupied units are heavily weighted to homes with many rooms: 83% of owner-occupied units (14,910) have 3 or more bedrooms, while only 17% of households (4,371) have four people or more. While 21% of owner-occupied households (3,811) have only one person, 0-1 bedroom units are only 2% of units (405); additionally, 39% of owner-occupied households (9,771) have 2 to 3 people, and only 15% of houses (2,640) are 2 bedrooms. Homeowners may favor more bedrooms than strictly necessary for their current household size for many reasons (using extra bedrooms as guest rooms or offices, or holding extra rooms in anticipation of future children or for elderly parents or grandparents to move in). However, a larger stock of smaller, affordable housing units may be beneficial for low-income single people and couples, such as elderly homeowners who wish to downsize.

Describe the need for specific types of housing:

The 2010 Consolidated Plan found through surveys that privately-owned, unsubsidized apartment complexes in West Hartford do not offer ADA-compliant units for disabled people. Housing intended for the elderly (both not-for-profit and privately-owned) more often would have a small percentage of units that are ADA-compliant, roughly 6%. While the Elm Grove Apartments managed by the West Hartford Housing Authority does offer 40 units for the elderly and persons with disabilities, the wait list for these units is currently closed. Increasing the stock of ADA-compliant units as the population of West Hartford continues to age will be an important housing goal.

Discussion

See narrative above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

According to Table 5, median income has increased from \$74,499 in 2009 to \$86,569 in 2015 (9%). However, when the 2009 figure is adjusted to inflation to 2015 dollars (\$87,995), the purchasing power of the median income has decreased slightly (-1.6%).

Median home values over the same time period have decreased 2% (from \$319,500 in 2009 to \$313,500 in 2015), reflecting a housing market that has not yet recovered from the housing bubble and crash. Similarly adjusted for inflation, home prices have fallen closer to 11% from pre-housing bubble highs. As the median housing stock is slightly lowering in value, this can help new homeowners enter into the market (although homeowner vacancy is around 1%), but also means that current homeowners are not building wealth through equity, which can lead to longer-term financial issues if the housing market does not trend back up.

Median contract rent has increased 20% (from \$908 in 2009 to \$1,087 in 2015), as shown in Table 33. Adjusted for inflation, rents have increased about 8%. These conditions can lead to households that could formerly comfortably afford housing costs to become priced out, especially among renter households dealing with rising rents.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	319,500	313,500	(2%)
Median Contract Rent	908	1,087	20%

Table 28 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	855	12.3%
\$500-999	2,175	31.2%
\$1,000-1,499	2,670	38.3%
\$1,500-1,999	625	9.0%
\$2,000 or more	645	9.2%
Total	6,970	99.9%

Table 29 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	615	No Data
50% HAMFI	1,200	345

% Units affordable to Households earning	Renter	Owner
80% HAMFI	3,750	1,915
100% HAMFI	No Data	3,610
Total	5,565	5,870

Table 30 – Housing Affordability

Data Source: 2011-2015 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	732	918	1144	1425	1655
High HOME Rent	732	918	1144	1425	1654
Low HOME Rent	732	822	987	114	1272

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

No. In general, higher-end housing that can create a greater profit margin for developers will get overdeveloped. Less-profitable affordable housing will be underdeveloped compared to the needs of the area.

For example, according to Table 35 there are only 615 units affordable to households earning 30% of less of HAMFI. According to 2011-2015 CHAS Table 1 for West Hartford, there are 2,067 renter households at this income level, yielding an undersupply of 1,452 units. The number of housing units and number of households for renters in the 30%-50% HAMFI level are about even (1,200 units and 995 households, an oversupply of 205 units). However, there are 3,750 rental units affordable to 80% HAMFI, but there are only 1,100 renter households earning 50%-80% AMI, yielding an oversupply of 2,650 units. Information is not given for renter units above 80% AMI, although 8% of renters earn 80%-100% AMI and 33% of renters earn over 100% AMI. This housing unit mismatch can contribute to households becoming cost-burdened, as there are not enough affordable units to meet the need at the extremely-low income category.

The general trend is also seen in owner-occupied units and households. Information is withheld on Table 35 on owner units at the 30% HAMFI level (roughly 6% of home owners fall into this income category), but at the 30%-50% income bracket there is an undersupply of 869 affordable units (345 units to 1,214 households). The 50%-80% income bracket has an oversupply of 130 units (1,915 units to 1,785 households). However, at the 80-100% income bracket, there is an oversupply of 2,305 units (3,610 units to 1,305 households). Information is

not given for owner units above 100% AMI, although 70% of owner households fall into this category.

How is affordability of housing likely to change considering changes to home values and/or rents?

According to Table 33, median home values have decreased 2% from 2009 to 2015 and median contract rent has increased 20% in the same period. Continually rising rents without a concurrent rise in incomes will likely result in more households becoming cost-burdened.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent in Table 33 is \$1,087. This is higher than the HOME rents/Fair Market Rents (FMR) for the area for efficiencies (\$732) and 1 bedroom apartments (\$918 for FMR and High HOME, \$822 for low HOME). However, the median contract rent is lower than the FMR/HOME rents for units that have 2 or more bedrooms.

Discussion

See narratives above.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Definitions

The definition of housing problems used by HUD is a non-duplicative count of households with housing problems including those that 1) occupy units with physical defects (lacking complete kitchen or bathroom); 2) live in overcrowded conditions (a housing unit with more than one person per room); 3) have a housing cost burden, including utilities, exceeding 30% of gross income, or have a severe housing cost burden, including utilities, exceeding 50% of gross income.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	4,520	25%	3,115	45%
With two selected Conditions	65	0%	180	3%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	13,365	74%	3,670	53%
Total	17,950	99%	6,985	101%

Table 32 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	600	3%	435	6%
1980-1999	905	5%	800	11%
1950-1979	8,545	48%	3,475	50%
Before 1950	7,900	44%	2,280	33%
Total	17,950	100%	6,990	100%

Table 33 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,445	92%	5,755	82%
Housing Units build before 1980 with children present	245	1%	175	3%

Table 34 – Risk of Lead-Based Paint

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Need for Owner and Rental Rehabilitation

One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the Town causes great financial difficulties for rehabilitation. Bringing these structures up to state and local code, in many cases, does not facilitate a financially feasible project. Many potential affordable housing improvements and creation are lost due to this high cost of compliance. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the Town.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Lead is a toxic chemical that has numerous adverse health effects on young children. While lead-based paint was banned from new construction in 1978, many older homes may still have paint with lead. Children living in or visiting these buildings may be at an increased risk of lead exposure, as paint chips or dust may be ingested by young children. National statistics (from *The Prevalence of Lead-Based Paint Hazards in U.S. Housing*, David E. Jacobs et. al., 2002) provide some rough estimates to the percentage of units found to have lead paint by age of structure. These percentages are as follows:

Pre-1940	56-75%
1940-1959	32-51%
1960-1977	6-12%

HUD provides a simplified way to estimate risk of lead-based paint hazard in Table 39. Housing units built before 1980 have some risk of presence of lead paint, as lead paint was banned in 1978. Due to the age of the housing stock in West Hartford, most units were built before 1980 (92% of owner-occupied units, and 82% of renter-occupied units) for a total of 22,200 units. It should be noted that not all of

these units contain a health risk since many units are well-maintained and may not necessarily contain deteriorated painted surfaces, lead paint dust, or lead contaminated soil. As shown by national statistics, older housing stock is more likely to have lead issues. Also, units with no children under 6 years of age pose a limited risk, since toddlers and young children are the subpopulation most at risk for lead poisoning.

Table 39 incorrectly estimates that there are 245 such owner-occupied units and 175 renter-occupied units with a child under age 6. This number is improbably low for the number of pre-1980 units, and subsequent research into the 2007-2011 CHAS data shows that these figures are actually the number of children in housing units built after 1980. Table 39 should reflect the number of children in units built before 1980: 2,385 children in owner-occupied units (15% of pre-1980 owner units) and 550 children in renter-occupied units (10% of pre-1980 rental units).

Out of the 22,185 units built before 1980, the greatest risk for lead paint is in structures built before 1940. According to the 2011-2015 CHAS data, there are 6,715 such units in West Hartford (5,230 owner occupied and 1,485 renter occupied). Of these, 885 contains a child under the age of six (795 in owner occupied and 90 in renter occupied). These structures should be targeted for lead testing.

Low and extremely low-income households are the least likely to be able to afford upkeep and maintenance on units with a lead paint hazard, and the least likely to be able to afford abatement. Of the 3,135 households who are extremely low income, 19% (290 in owner-occupied housing and 300 in renter-occupied housing) live in structures built before 1940 and have the greatest lead paint risk. Of these households, 35 are estimated to have children under the age of 6.

Discussion

Using its CDBG allocation, the Town of West Hartford has funded lead prevention both through its Housing Code Enforcement program and through its Housing Rehabilitation program. Emphasis is placed on households having low and moderate incomes and on families residing in housing stock in need of maintenance and/or rehabilitation. Through the West Hartford – Bloomfield Health District, affected children have available to them blood lead screening, educational awareness, necessary counseling and follow-up for Housing Rehabilitation Projects for eligible households.

The construction managers for West Hartford's Housing Rehabilitation program are each certified lead paint inspectors. They have undergone all applicable training in HUD's new regulations. One of their tasks is to be certain that all projects funded through West Hartford's CDBG grant are in compliance with applicable HUD regulations.

From the most recent Department of Public Health Lead Surveillance Report in 2016, a total of 1,083 children under the age of six were tested for lead poisoning. 99.4% had blood lead levels in the safe range of 0-4 micrograms per deciliter (µg/dl). 7 children (0.6%) tested had blood lead levels of more than 5 µg/dl. 1 child had blood levels of more than 10 µg/dl. This is lower than the state-wide rate of 3.8% of tested children having blood lead levels of over 5 µg/dl.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Housing Authority of the Town of West Hartford is a quasi-governmental agency that was established by enabling legislation of Federal, State and Municipal governments. The Housing Authority operates units of low income, moderate rental, elderly housing, scattered site public housing and units of single room occupancy under the guidance of a Board of Commissioners.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			0	670			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The West Hartford Housing Authority currently has four properties under their management. 616 New Park is a 54-unit complex featuring one and two bedroom units with easy access to CTfastrack. There is currently a waitlist for new residents. Elm Grove Apartments have 40 garden style units for the elderly and people with disabilities. The complex has a community room, on-site parking, laundry facilities, and a garden. A Resident Services Coordinator is onsite three days a week and provides information and referrals, assistance in linking clients to programs, and coordinates onsite resident activities. The wait list for units is currently closed. Alfred E. Plant underwent renovation of the existing 95 units, as well as the expansion of 42 additional units, in 2012. The building is located less than one mile from Blue Back Square, and a CT Transit bus stop is located in front of the property. The wait list for units is currently closed. The Goodwin property has 47 units, with 32 market rate units (rents of \$1,475-\$1,750) and 15 affordable units (rents of \$822-\$1,140). The wait list for affordable units is closed. The West Hartford Housing Authority (WHHA) operates several housing facilities and outreach programs for the residents of West Hartford. The West Hartford Housing Authority's programs are administered in accordance with regulations of the U.S. Department of Housing and Urban Development (HUD), the State of Connecticut Department of Economic and Community Development, and Connecticut Housing Finance Authority.

Public Housing Condition

Public Housing Development	Average Inspection Score

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The Alfred E. Plant building was recently renovated and expanded in 2012 to better serve its residents. 616 New Park and the Goodwin building are both new construction within the last ten years.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

According to the most recent annual report by the WHHA, achievements accomplished up to 2018 include:

- Alfred E. Plant Elderly Apartments consistently maintains nearly 100% occupancy of all 137 units and has a healthy wait list.
- The Goodwin Apartments consistently maintains nearly 100% occupancy of all 47 units and has a healthy interest list.
- Elm Grove Apartments was recently renovated and consistently maintains nearly 100% occupancy of all 40 units and has a healthy wait list.
- WHHA continues to manage The Elms through their partnership with the National Housing Trust out of Washington DC. Funding for renovations are being sought.
- The completion of 616 New Park, which received Certificate of Occupancy in Spring 2018, is in lease up and has a healthy interest list.
- HCV/DOH programs experienced voucher management growth in part due to additional budget authority. The Housing Specialists manage over 2,500 vouchers between the West Hartford program and the Department of Housing program.
- The WHHA has renewed its partnership with the Town on the Hillcrest Area Neighborhood Outreach Center.
- The Family Self-Sufficiency (FSS) Program was expanded to 38 participants and produced numerous educational and financial successes for its participants, including the graduation of 4 participants during 2018.

- WHHA continues to pursue other potential affordable housing development projects.

Discussion:

See narratives above.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

As discussed previously in the Homeless Needs Assessment section, the Town of West Hartford has no emergency shelters, transitional housing, permanent supportive housing or permanent housing for homeless persons and/or families within its municipal borders. Like most of the communities within the Capitol Region, West Hartford relies upon homeless facilities and services in the City of Hartford to meet the needs of the homeless population within West Hartford. While it is likely that a small homeless population exists in West Hartford, its size and characteristics are not defined. This lack of definition limits the ability to determine the exact needs of any homeless persons or families in the Town, and to discern whether any additional homeless facilities or services are needed in West Hartford.

As per Section 91.210 of the Consolidated Plan rule, the Town has compiled an inventory of those facilities and services that assist homeless individuals, homeless families with children and other homeless sub-populations based upon both the Hartford Area and the Balance of State Continuum of Care applications. Currently, when a homeless family or individual presents themselves to the Town and is in need of assistance, Hartford Area shelters, as well as shelters throughout the balance of the state are contacted for the availability of beds.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)					
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

West Hartford's efforts in this area have continued to focus on prevention, through its fair housing program, which serves to avert dozens of evictions per year, and through its ongoing network building with the region's shelters for homeless persons.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Providers of service to people experiencing homelessness in Connecticut are coordinated across communities in Coordinated Access Networks (CANs). Service providers work together to streamline and standardize the process so that people are connected to appropriate housing and resources as quickly as possible. People throughout the state call 211, or access 211.org, to be directed to available resources. West Hartford is within the Greater Hartford CAN. For situations that arise when homeless persons are in need of assistance West Hartford has developed effective working relationships with several of the area shelters including:

- Salvation Army Marshall House
- Open Hearth Mission
- Immaculate Conception Church
- South Park Inn
- My Sister's Place
- Hartford Interval House
- YMCA
- YWCA

Through these contacts, referrals are made effectively so that there is no need for residents to remain homeless for an extended period. In addition to its relationship with the above shelter's West Hartford does have within its borders a youth shelter for children aged 11 to 18; Junction 1019. Funding is provided annually to Junction 1019 through West Hartford's annual contribution to the Bridge Family Center (youth services bureau), which is Junction 1019's parent agency. Also in West Hartford is St. Agnes Home; homeless shelter for teen moms and their infant – toddler children. West Hartford has on many occasions during the past fifteen-years undertaken CDBG-funded public facility improvement projects at each of these shelters.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

As part of the Balance of State Continuum of Care process and as part of the Town's Consolidated Plan update process, the needs of persons requiring supportive housing, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, persons with HIV/AIDS and their families and other special needs categories were analyzed and discussed. As part of the Continuum of Care planning process, permanent housing and permanent supportive housing continues receive the highest priority.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly/frail elderly: In West Hartford's 2015 Consolidated Plan housing assistance for LMI and elderly residents was listed as a high priority need. In fact, housing assistance is seen as West Hartford's number one community development priority.

West Hartford continues its partnership with the West Hartford Housing Authority in an effort to offer affordable housing to as many elderly residents as possible. Beyond these rental subsidies, HOPE program participants continue to enjoy the benefits of a variety of support services offered through the Town's Geriatric Social Services Division.

Disabilities: West Hartford has an active commission for persons with disabilities, the West Hartford Advisory Commission for Persons with Disabilities. This group serves in an advisory capacity, monitoring issues affecting persons with disabilities and alerting the Town administration of issues needing attention.

Addiction: The Town of West Hartford's Division of Human Services provides support for those who are involved in substance abuse and addiction. Residents facing these issues can go to the Town Hall where they can meet with a social worker for an "initial substance abuse assessment" by a licensed professional alcohol and drug abuse counselor. Based on the need residents in this situation can also receive counseling and, as-needed, referrals to other external resources.

West Hartford is also host to multiple 12-Step meetings occurring in Town every day of the week. Residents can find daily meetings of AA, NA, CA, OA and CODA seven days a week. West Hartford also is home to a branch of Oxford House which is a national organization that sets up and provides oversight to safe houses for adults in recovery from addiction. The "Sherwood" Oxford house in West Hartford serves up to eight adult men at any one time.

HIV/AIDS: The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDS in Hartford, Middlesex and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and

Human Services Department. Most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Within the Town of West Hartford there are three facilities designed to support the needs of individuals facing mental health issues and/or developmental disabilities. The Robinson House group home, located on South Quaker Lane, is a licensed mental health residential living center that provides treatment for deaf individuals with severe and persistent mental illness. The Robinson House is licensed by the State of Connecticut's Department of Public Health for 8 in-patient beds, but the facility also offers a companion apartment program. The Jewish Family Services of Greater Hartford operates an out-patient mental health clinic on Bloomfield Avenue. The Bridge Family Center on Farmington Avenue also provides an out-patient mental health clinic.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

During the next year, West Hartford will fund various Community Development Association programs, social services, and capital improvements that will benefit both homeless and special needs populations.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the next year, West Hartford will fund various Community Development Association programs, social services, and capital improvements that will benefit both homeless and special needs populations.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

West Hartford last updated the Analysis of Impediments to Fair Housing Choice document in 2010. It found that West Hartford lacks vacant land for new development and most neighborhoods are fairly concentrated. In recent years affordable housing production has been through rehabilitation and reuse of existing structures located throughout the Town.

Lack of Developable Land:

Future residential development will most likely take the form of small single family housing subdivisions, small-scale infill development in established neighborhoods and corridors, or adaptive reuse of existing buildings or previously developed sites. Redevelopment and adaptive reuse bring with them their own unique set of physical, financial and political challenges, while affordable single family detached housing developments are generally financially infeasible in an area with high land prices and other substantial development and construction costs.

Housing and Development Costs:

In the past, a homeownership assistance program was established; however it was mostly utilized for the purchase of existing homes, and new construction of units is limited. As the cost of ownership housing has increased dramatically in West Hartford, the cost gap that needs to be bridged to create affordable housing opportunities for moderate-income families has made the costs of this program prohibitive except in selected situations. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the Town causes great financial difficulties for rehabilitation. Bringing these structures up to state and local code, in many cases, does not facilitate a financially feasible project. Many potential affordable housing improvements and creation are lost due to this high cost of compliance. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the Town.

West Hartford also faces a barrier to affordable housing when it comes to the market out-pricing potential development and homeownership opportunities for families in lower income brackets. With such a high average housing cost, it is very difficult to subsidize homeownership opportunities. West Hartford faces the dilemma of trying to serve the greatest number of potential homebuyers yet still being able to provide low-income opportunities for homeownership. For example, if families are given direct down payment assistance for 10% to 20% of their home purchase price, the Town will be able to assist very few families at a very high cost per housing unit. Conversely, if the Town creates a program to assist a larger population by providing limited assistance to potential home buyers, the financial assistance provided on a per family basis may not be sufficient to fill the gap and provide them with the financial incentive to purchase a home. As a result, only a very small portion of the population in need of assistance will likely be served.

Funding Reductions:

The reduction in funding amounts for a variety of state and federal grants and other financial programs has curtailed both the Town of West Hartford's, and other communities around the country, ability to

provide additional affordable housing units for local residents.

First-ring suburbs such as West Hartford are facing an ever-increasing number of housing, economic and social problems and issues that were once confined solely to larger urban areas. These communities have always had fewer financial means for addressing these problems and issues than their larger central city counterparts. Now, these same communities are being called upon to address a greater number of issues with a dwindling supply of funding.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

Economic Development Market Analysis

- The overall unemployment rate in West Hartford decreased between the 2007-2011 ACS data and the 2011-2015 ACS data, falling from 6.19% to 5.64%. However, the unemployment rate for residents aged 25 to 65 is 3.79%. The unemployment rate for residents aged 16-24 is much higher at 15.69%.
- From 2011 to 2015, there was a slight increase in both the civilian labor force and the civilian employed population 16 years and over.
- Income levels have been rising, but have not quite kept up with inflation. From 2009 to 2015, the median income has experienced a 1.6% decrease in purchase power.

Over half of the workers that live in West Hartford work in the Education and Health Care Services sector (23%), Finance, Insurance and Real Estate sector (17%), and Professional, Scientific, Management Services sector (12%), with many of these workers commuting to Hartford. West Hartford residents are also highly-educated, with 66% of residents aged 18 to 65 attaining an Associate's Degree, Bachelor's Degree, or Graduate or professional degree.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	29	0	0	0	0
Arts, Entertainment, Accommodations	2,153	3,540	8	14	6
Construction	505	494	2	2	0
Education and Health Care Services	5,892	7,012	23	28	5
Finance, Insurance, and Real Estate	4,368	1,474	17	6	-11
Information	928	259	4	1	-3
Manufacturing	2,209	2,740	9	11	2
Other Services	1,022	1,309	4	5	1

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Professional, Scientific, Management Services	3,154	1,489	12	6	-6
Public Administration	0	0	0	0	0
Retail Trade	2,419	4,571	9	18	9
Transportation and Warehousing	571	407	2	2	-1
Wholesale Trade	948	611	4	2	-1
Total	24,198	23,906	--	--	--

Table 39 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	34,370
Civilian Employed Population 16 years and over	32,445
Unemployment Rate	5.64
Unemployment Rate for Ages 16-24	15.69
Unemployment Rate for Ages 25-65	3.79

Table 40 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	12,240
Farming, fisheries and forestry occupations	930
Service	2,065
Sales and office	6,430
Construction, extraction, maintenance and repair	1,195
Production, transportation and material moving	835

Table 41 – Occupations by Sector

Data Source: 2011-2015 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	23,160	76%
30-59 Minutes	5,930	20%
60 or More Minutes	1,255	4%
Total	30,345	100%

Table 42 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	795	105	515

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
High school graduate (includes equivalency)	3,045	245	770
Some college or Associate's degree	4,720	260	965
Bachelor's degree or higher	18,655	650	2,515

Table 43 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	10	10	90	395	745
9th to 12th grade, no diploma	370	75	245	595	465
High school graduate, GED, or alternative	980	700	950	2,405	2,635
Some college, no degree	1,845	900	995	2,385	1,455
Associate's degree	135	365	325	985	625
Bachelor's degree	1,195	3,000	2,315	4,800	2,115
Graduate or professional degree	100	2,310	3,290	6,100	3,140

Table 44 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	35,720
High school graduate (includes equivalency)	28,892
Some college or Associate's degree	38,326
Bachelor's degree	60,096
Graduate or professional degree	82,189

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Table 45, Business Activity, shows the number of workers (residents) in West Hartford, as well as the number of jobs within the town boundaries. If the “jobs less workers” entry for a business sector is 0,

then the workforce matches the number of jobs within the town. A positive number indicates that workers need to commute into West Hartford to fulfill these jobs, and a negative number indicates that residents commute outside of town. The largest business sector in West Hartford is “Education and Health Care Services”, with 5,892 workers and 7,012 jobs (jobs less workers:5%). The second largest sector is Fire, Insurance, and Real Estate (FIRE), with 4,368 workers and 1,474 jobs (jobs less workers: -11%). Many of these West Hartford residents commute to Hartford, the health insurance capital of America and home to companies such as Aetna. Residents also likely commute to Hartford to work in Professional, Scientific, Management Services (jobs less workers: -6%). Conversely, many of the jobs in Retail Trade (jobs less workers: 9%) and Arts, Entertainment, Accommodations (jobs less workers: 6%) require workers from elsewhere to commute into West Hartford. Overall, this fits with West Hartford’s identity as a first-ring commuter suburb of Hartford. The sectors where workers commute in to work jobs in West Hartford (Retail Trade; Education and Health Care Services; and Arts, Entertainment, Accommodations) tend to have lower earnings. The high cost of housing may price out these workers, such as retail workers, nurses, and teachers.

Describe the workforce and infrastructure needs of the business community:

According to the recently-released Comprehensive Economic Development Strategy (CEDS), “Metro Hartford Future: Accelerating Shared and Sustained Economic Growth” (2020), the three main goals for the Metro Hartford region are: 1) Develop talent – with a focus on underserved and underrepresented populations – to meet the needs of the region’s employers; 2) Invest in quality of place amenities throughout our region in order to retain and attract talent; and 3) Brand and promote our industry strengths to increase investment. These goals are to counteract the prevailing trend of stagnate population growth in the region as a whole.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the regional 2020 CEDS, the population of the Hartford region has been stagnant and is expected to decline, with the prime-age working years (25-54) already decreasing over the last ten years. Jobs in the region are expected to have a slow growth rate of 0.5%. The Hartford region seeks to achieve three goals:

- Educate, train, and retain talent, with a focus on underserved and underrepresented populations;
- Invest in quality-of-place amenities throughout the region in order to retain and attract talent; and
- Promote the region’s industry strengths to increase investment.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

West Hartford has a high educational attainments (57% with a bachelor's degree or more among those 18 years old and older, according to Table 50). While this highly-educated population will be well-situated to respond to employment opportunities in the jurisdiction, the population with a high school diploma or less (roughly 27% of the population 18 and above) may need additional resources and training in order to gain employment in higher-wage jobs.

Higher educational attainment is strongly correlated with higher median earnings in West Hartford. While the median yearly earnings for a high school graduate is \$28,892 according to Table 51, the median earnings for a worker with some college or an Associate's degree is \$38,326, a 33% increase. Similarly, the median yearly earnings for a worker with a Bachelor's degree is \$60,096 (a 108% increase from high school graduate) and \$82,189 for a worker with a graduate or professional degree (a 184% increase from high school graduate). Greater educational attainment or vocational training may enable some LMI individuals to advance to higher-paying jobs, but they may also face various barriers to furthering their education.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

As reported in the regional 2020 CEDS, the Connecticut state government is placing a great deal of emphasis on workforce initiatives. The number one goal is to educate, train, and retain talent with a focus on underserved and underrepresented populations. The CEDS specifically says that the target populations for these programs in the Metro Hartford region are: current high school students who are not interested in college/post-secondary education, recent high school graduates, "Opportunity Youth" between 16 and 24 and not enrolled in school, young adults with stable job histories in low-wage sectors seeking career advancement, and individuals previously involved in the justice system. The CEDS also acknowledges economic disparities faced by minorities and women, and states that it is critical to focus on these groups to create inclusive economic development.

These and other workforce training initiatives will support Consolidated Plan goals of helping LMI residents more easily afford appropriate housing.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes, the regional CEDS was recently updated for 2020.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The CEDS acknowledges that in trying to retain a competitive workforce is threatened by rising rental costs and declining home values in the region, as well as unmet rental demand. A long-term strategy to address housing needs in the region is to implement transit-oriented development at scale.

Discussion

See narratives above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The composition and characteristics of West Hartford's population and its housing stock is very mixed. Persons and families with the lowest incomes and the neighborhoods having the highest numbers of low- and moderate-income households have been designated as the highest priority for the receipt of Consolidated Plan funding, in all activity areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Most of West Hartford's neighborhoods include a mixture of households from all income levels, from all age groups and from all religious and ethnic backgrounds with the exception of the southeast quadrant. In this section of town there is a pronounced concentration of racial/ethnic minorities living at extremely low and low-income levels. Due to the age of the housing stock and the lack of private funds being invested in this area the Town has, in recent years, made a concerted effort to revitalize the neighborhoods in this area. These efforts will continue over the Consolidated Plan strategy period in hopes that they will strengthen the Town as a whole and its low and moderate-income neighborhoods in particular. These efforts will also ensure that the living environment in the town's most urban areas is decent, safe and affordable.

What are the characteristics of the market in these areas/neighborhoods?

In West Hartford, housing market conditions are such that it is often difficult for low-mod income households to maintain safe and decent housing for themselves. The contributing causes of this condition include a short supply of available land for development, a shortage of new housing stock affordable to low-mod households and a shortage of funds available to assist those in need.

Are there any community assets in these areas/neighborhoods?

The Hillcrest Avenue neighborhood remains the lowest income neighborhood in West Hartford, having the highest percentage of Low and Moderate Income (LMI) households, the highest number of non-white households and the highest number of female-headed households. The area is both geographically and culturally isolated and is home to two of the largest affordable housing complexes within West Hartford. The Hillcrest Area Neighborhood Outreach Center (HANOC) assists LMI families residing in the Hillcrest Avenue neighborhood to become more financially independent and to become better integrated into their schools and community. HANOC is the result of a collaborative effort involving a partnership between the Town of West Hartford, the West Hartford Housing Authority and the West Hartford Public School System.

Programs provided are designed to offer individuals and families the opportunity to enhance their lives through self-determination, personal responsibility, commitment and collaboration. Services are provided out of a community center purchased by the West Hartford Housing Authority, leased and operated by the Town of West Hartford.

Are there other strategic opportunities in any of these areas?

The Hillcrest Area Neighborhood is a small residential neighborhood that is geographically isolated by industrial and commercial uses as well as by the South Branch Park River and Piper Brook.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Town of West Hartford has developed this Strategic Plan to address both its housing and non-housing community development needs. The following presents priorities and objectives to meet the needs identified by the Town.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 46 - Geographic Priority Areas

1	Area Name:	Hillcrest Avenue neighborhood
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Other
	Other Revital Description:	Area of high number of LMI households
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
2	Area Name:	West Hartford
	Area Type:	Municipality
	Other Target Area Description:	Municipality
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	

	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	
3	Area Name:	HUD-approved LMI areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	
	Include specific housing and commercial characteristics of this target area.	
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	
	Identify the needs in this target area.	
	What are the opportunities for improvement in this target area?	
	Are there barriers to improvement in this target area?	

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As described in the Needs Assessment section of this Five-Year Consolidated Plan the composition and characteristics of West Hartford's population and its housing stock is very mixed. Persons and families with the lowest incomes and the neighborhoods having the highest numbers of low- and moderate-income households have been designated as the highest priority for the receipt of Consolidated Plan funding, in all activity areas. In West Hartford, housing market conditions are such that it is often difficult for low-mod income households to maintain safe and decent housing for themselves. The contributing causes of this condition include a short supply of available land for development, a shortage of new housing stock affordable to low-mod households and a shortage of funds available to assist those in need.

Most of West Hartford's neighborhoods include a mixture of households from all income levels, from all age groups and from all religious and ethnic backgrounds with the exception of the southeast quadrant. In this section of town there is a pronounced concentration of racial/ethnic minorities living at extremely low and low-income levels. Due to the age of the housing stock and the lack of private funds being invested in this area the Town has, in recent years, made a concerted effort to revitalize the neighborhoods in this area. These efforts will continue over the Consolidated Plan strategy period in hopes that they will strengthen the Town as a whole and its low and moderate-income neighborhoods in particular. These efforts will also ensure that the living environment in the town's most urban areas is decent, safe and affordable.

The Hillcrest Avenue neighborhood remains the lowest income neighborhood in West Hartford, having the highest percentage of Low and Moderate Income (LMI) households, the highest number of non-white households and the highest number of female-headed households. The Hillcrest Area Neighborhood Outreach Center (HANOC) assists LMI families residing in the Hillcrest Avenue neighborhood to become more financially independent and to become better integrated into their schools and community. HANOC is the result of a collaborative effort involving a partnership between the Town of West Hartford, the West Hartford Housing Authority and the West Hartford Public School System. Programs provided are designed to offer individuals and families the opportunity to enhance their lives through self-determination, personal responsibility, commitment and collaboration. Services are provided out of a community center purchased by the West Hartford Housing Authority, leased and operated by the Town of West Hartford.

The geographic areas selected for Consolidated Planning activities are the Town's low and moderate-income areas. The Town also supports those projects or activities which serve a limited clientele defined as low and moderate-income.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	Priority Need Name	Provide affordable rental housing opportunities
	Priority Level	High
	Population	Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing Rehabilitation Program
	Description	<p>Provide affordable rental housing opportunities for extremely low and very-low income renters by increasing the supply and maintaining the availability of affordable rental housing in the Town</p> <ul style="list-style-type: none"> Continue the provision of existing rental assistance and support applications for additional rental assistance and rental subsidies (i.e. Section 8 vouchers and certificates and other forms of rent subsidization) through the local housing authority. In addition, encourage the provision of supportive services aimed at promoting self-sufficiency. Increase the supply of quality, affordable rental housing in the Town by supporting both the rehabilitation and construction of affordable rental units, where appropriate. Increase the supply and availability of affordable rental units, especially with two or more bedrooms, where appropriate.
	Basis for Relative Priority	Demonstrated high need for affordable rental housing opportunities.

2	Priority Need Name	Cultivate affordable homeownership opportunities
	Priority Level	High
	Population	Moderate Middle Large Families Families with Children Elderly Elderly Persons with Physical Disabilities
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing Rehabilitation Program
	Description	<p>Cultivate affordable homeownership opportunities through the financing of housing for first time homebuyers, the preservation of existing ownership housing through rehabilitation and improving the availability of supportive social services to homeowners.</p> <ul style="list-style-type: none"> • Support and encourage the development of new affordable ownership housing in the Town. • Support and encourage the rehabilitation of existing owner-occupied housing units. • Support the delivery of support services that provide homeownership preparation training, financial literacy training and other services that prepare homeowners for the responsibilities and challenges that come with homeownership. • Enhance the delivery of support services which will alleviate or reduce the problems of cost burden and overcrowding experienced by extremely low- income homeowners, resulting from limited economic resources.
	Basis for Relative Priority	Demonstrated high need for affordable homeownership opportunities.
3	Priority Need Name	Homeless and At-Risk Support

	Priority Level	Low
	Population	Extremely Low Low Moderate Chronic Homelessness Individuals Families with Children
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing & Neighborhood Stabilization HANOC Volunteer Services Food Pantry
	Description	<p>Increase the level and delivery of support services to the homeless and those at-risk of becoming homeless</p> <ul style="list-style-type: none"> • Support existing programs of assessment and outreach targeted to serve homeless families, individuals and persons with special needs, as well as programs, which are designed to prevent at-risk populations from becoming homeless. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for these individuals. • Increase participation in the Hartford Area Continuum of Care process. • Strengthen efforts to prevent foreclosures and eviction of families and individuals. • Support the delivery of support services which are designed to prevent homelessness – such as job skill training, life skill training, foreclosure prevention, tenant landlord mediation.
	Basis for Relative Priority	Low demonstrated need for homeless services, based on statistically nonexistent numbers of homeless people in West Hartford.
4	Priority Need Name	Increase Supply of Special Needs Housing
	Priority Level	High

	Population	Low Moderate Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing Rehabilitation Program
	Description	<p>Increase the supply of housing that meets the special accommodation and support service needs of population groups with special housing needs.</p> <ul style="list-style-type: none"> • Support efforts to provide a range of affordable housing options for persons requiring special accommodations or supportive services including the elderly, persons with physical or mental disabilities, or persons requiring long-term care. • Assist local service providers in expanding their existing programming designed to provide permanent supportive housing and/or permanent housing for individuals with special housing needs. • Support the delivery of supportive housing services which are designed to assist persons with special needs.
	Basis for Relative Priority	Demonstrated high need for special needs housing.
5	Priority Need Name	Support continuance/expansion of Public Services
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Individuals Families with Children Mentally Ill veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	HANOC Volunteer Services Food Pantry

	Description	<p>Support the continuance and/or expansion of existing public service programs including those which provide services to persons with disabilities, youths, seniors and/or substance abusers or which offer transportation services and employment training</p> <ul style="list-style-type: none"> • Support the continuance and/or expansion of existing public service programs designed to assist seniors, persons with disabilities, youth and/or substance abusers. • Support the development, continuance and/or expansion of existing public service programs designed to provide transportation services to low- income Town residents and persons with special needs. • Encourage the development, continuance and/or expansion of existing employment training programs. • Continue to support and encourage the development of programs designed to promote crime awareness and prevention. • Wherever feasible, support the expansion of existing child care programs to provide a wider array of services to children in need. • Endorse and support the activities and programs of youth centers and child care centers already in existence in the Town and support the development of new centers, if feasible. • Support the continuance and/or expansion of existing public service programs that provide health services to low-income populations in the Town.
	Basis for Relative Priority	Demonstrated high need for public services.
	6	
	Priority Need Name	Maintain and improve public facilities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents

	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Public & Private Partnerships
	Description	<p>Maintain and improve existing public facilities and encourage the development of upgraded facilities, particularly with regard to parks/recreation facilities and parking facilities serving low-income populations</p> <ul style="list-style-type: none"> • Expand and improve existing recreational facilities, particularly those located in distressed areas with high concentrations of low-income populations. • Expand and improve parking facilities, particularly existing facilities, which serve the commercial business district, where necessary and feasible. • Expand and improve infrastructure facilities to support the development of affordable housing and economic development activities benefiting low and moderate-income persons.
	Basis for Relative Priority	Demonstrated high need for public facilities.
7	Priority Need Name	Support maintenance/improvement of Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Public & Private Partnerships

	Description	<p>Encourage the continued maintenance and improvement of the Town's infrastructure, particularly with regard to street and sidewalk improvements, as well as storm drain improvements</p> <ul style="list-style-type: none"> Support and encourage the repair, replacement or reconstruction of local sidewalks and/or streets for neighborhood enhancement and to encourage economic development. <p>Support and encourage the repair, replacement or reconstruction of local storm drainage facilities for neighborhood enhancement and to facilitate economic development</p>
	Basis for Relative Priority	Demonstrated high need for public infrastructure.
8	Priority Need Name	Improve Lead-based Paint Education & Remediation
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing Rehabilitation Program
	Description	<p>To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities</p> <ul style="list-style-type: none"> Support the development of programs and policies designed to improve lead-based paint education and remediation in Town-funded housing rehabilitation projects. Support existing efforts of code enforcement, including unsafe housing in low-income neighborhoods. Continue to encourage and support asbestos and lead paint removal activities in all Town-funded housing rehabilitation projects.
	Basis for Relative Priority	Demonstrated high need for lead abatement.

9	Priority Need Name	Support Code Enforcement Efforts
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing & Neighborhood Stabilization
	Description	<p>To enhance and expand other community development efforts, particularly with regard to lead-based paint remediation/education and code enforcement activities</p> <ul style="list-style-type: none"> • Support the development of programs and policies designed to improve lead-based paint education and remediation in Town-funded housing rehabilitation projects. • Support existing efforts of code enforcement, including unsafe housing in low-income neighborhoods. • Continue to encourage and support asbestos and lead paint removal activities in all Town-funded housing rehabilitation projects.
	Basis for Relative Priority	Demonstrated high need for code enforcement.
10	Priority Need Name	Promote ADA Accessibility Improvements
	Priority Level	High
	Population	Persons with Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Housing Rehabilitation Program

	Description	To expand existing efforts to meet the needs of the Town's physically disabled population by supporting projects designed to make current facilities accessible or to provide new ADA compliant facilities/equipment. <ul style="list-style-type: none"> Support the continuance and/or expansion of construction or modification projects designed to improve access for mobility impaired persons.
	Basis for Relative Priority	Demonstrated high need for ADA improvements.
11	Priority Need Name	Continue Administrative/Planning Activities
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Hillcrest Avenue neighborhood Municipality
	Associated Goals	Fair Housing Activities CDBG Administration
	Description	To continue existing administrative and planning activities necessary for the implementation of the objectives, actions and programs outlined in this Strategic Plan including fair housing counseling, tenant-landlord counseling and/or public awareness activities. <ul style="list-style-type: none"> Continue to fund the necessary planning and administrative activities undertaken by the Lead Agency to improve coordination of housing and community development activities in West Hartford. Support and encourage the development of public service programs designed to provide fair housing counseling and tenant/landlord counseling to low-income Town residents.
	Basis for Relative Priority	Demonstrated high need for administration of programs.

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	General housing market and inventory conditions reflect an expensive housing stock fueled by high costs, fixed supply, low vacancy rates and an in-migrating population with the financial capacity to meet market demands for price. West Hartford's housing units are dominated by owner occupied homes. The majority of all occupied units were owned and most of these were 2-4 bedrooms in size. The financial characteristics of housing units represent some of the true impediments to providing affordable housing to those in need
TBRA for Non-Homeless Special Needs	Impediments to creating affordable housing or to meeting the needs of special needs populations are greater than opportunities in view of the market and inventory conditions of housing in West Hartford. Clearly, high cost and demand, overall income levels of residents and, absence of developable land for new opportunities are driving affordable housing advances into retreat.
New Unit Production	In general, the lack of available land for new development and the attractiveness of the community as a home to more affluent residents, makes it extremely difficult to provide, produce or create affordable housing units (either for sale or for rent).
Rehabilitation	The older existing housing stock can serve as a major resource for affordable homeownership with renovation or rehabilitation. The Town should undertake a strong effort to reduce the cost of rehabilitation and to reduce the regulatory barriers to low-cost, affordable rehabilitation. Home rehabilitation reflects a continuum from minor fix-up, through remodeling and renovation, all the way to total "gut" rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges.
Acquisition, including preservation	Cutting the costs of homeownership, including financing, production, and transaction costs and fees, to make homeownership more affordable, make financing more available, and simplify the home buying process to make it easier to purchase and own a home. Streamlining transaction costs, expanding creative financing and public gap financing, and making technological improvements in loan underwriting will reduce the costs of homeownership. Increase the affordability of housing by land banking and selling only the structure to the low and moderate-income household.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

West Hartford receives CDBG Program funds on an annual basis through HUD. The table below shows the Town's CDBG allocation for the 2020/2021 Program Year and the expected amount available over the remainder of the Five Year Plan Strategy Period. For purpose of estimation, it was assumed that the annual allocation over the next 4 years will be level with the current year's allocation.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public-federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	996,008	50,000	0	1,046,008	3,984,032	For purposes of estimating expected amount available for the remainder of ConPlan, the 2020 allocation was multiplied by 4.

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

West Hartford does not have a land bank program.

Discussion

See narratives above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
WEST HARTFORD	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction
Department of Social Services and Leisure Services	Government	Homelessness Non-homeless special needs Rental neighborhood improvements public facilities public services	Jurisdiction
West Hartford Housing Authority	PHA	Public Housing	Jurisdiction
West Hartford-Bloomfield Health District	Regional organization	public facilities public services	Region
West Hartford Engineering Department	Departments and agencies	neighborhood improvements public facilities	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional structure principally revolves around the Department of Social Services and Leisure Services since this department provides numerous support services for the CDBG Program. The

placement of CDBG administrative responsibilities in the Department leverages extensive Town investments in services which support CDBG.

Department of Social Services and Leisure Services staff members work to increase participation at the neighborhood level, especially among extremely low and very-low income citizens, as well as those traditionally under-represented in the process. This includes all publicity for Consolidated Plan reports and documents, informational meetings and public hearings through announcements and advertisements in the local news media and on the internet.

Although the Department of Social Services and Leisure Services serves as the Lead Agency and will be responsible for providing the oversight and implementation of the Consolidated Plan, coordination and implementation of the programs and activities that fall under the plan is a collaborative effort between the various departments that provide physical development, economic development, public services, housing production, and planning. Outreach, consultation and coordination with and between the Housing Authority, the Health District, non-profit and for-profit service providers, and other community partners will continue to be part of Plan implementation process.

The Town has assessed the strengths and gaps in its service delivery system as part of the update of its Consolidated Plan. No significant gaps in its delivery of services have been identified as they relate to the implementation of its Consolidated Plan for Housing and Community Development and/or its administration of its Community Development Block Grant (CDBG) program funds.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy			
Legal Assistance			
Mortgage Assistance			
Rental Assistance			
Utilities Assistance			
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse			
Child Care			
Education			
Employment and Employment Training			
Healthcare			
HIV/AIDS			
Life Skills			
Mental Health Counseling			
Transportation			
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Providers of service to people experiencing homelessness in Connecticut are coordinated across communities in Coordinated Access Networks (CANs). Service providers work together to streamline and standardize the process so that people are connected to appropriate housing and resources as quickly as possible. People throughout the state call 211, or access 211.org, to be directed to available resources. West Hartford is within the Greater Hartford CAN. Callers in West Hartford may be directed to shelters in the greater Hartford area including:

- Salvation Army Marshall House
- Open Hearth Mission
- Immaculate Conception Church
- South Park Inn
- My Sister's Place
- Hartford Interval House
- YMCA
- YWCA

In addition to its relationship with the above shelters West Hartford does have within its borders a youth shelter for children aged 11 to 18. Funding is provided annually to through West Hartford's annual contribution to the Bridge Family Center (youth services bureau).

The Greater Hartford Ryan White Title I Planning Council guides the planning for and expenditure of federal grants for health and social services for persons with HIV or AIDS in Hartford, Middlesex and Tolland Counties, within which West Hartford is located. The area has been designated a Transitional Grant Area (TGA), and the recipient of funds for the area is the City of Hartford's Health and Human Services Department.

Most of the housing, health and social services for persons living with HIV or AIDS in the immediate region are located in the City of Hartford.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

The Town has assessed the strengths and gaps in its service delivery system as part of the update of its Consolidated Plan. No significant gaps in its delivery of services have been identified as they relate to the implementation of its Consolidated Plan for Housing and Community Development and/or its administration of its Community Development Block Grant (CDBG) program funds.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To ensure the program implementation process continues to meet the needs of the Town's low- and moderate-income constituents, actions will be taken to enhance citizen participation and community outreach and further develop inter-agency or departmental cooperation. Toward this end, the Department of Human and Leisure Services and its staff will:

- provide in-house technical assistance to those participating or those interested in participating in the Consolidated Planning process
- keep information flowing among the various bodies to maintain informed participation
- serve as a liaison between the Town and the public and provide them with support services as appropriate

In addition to these actions, if needed over the upcoming strategy period, various actions can be taken to eliminate any gaps that may occur in the Town's service delivery system and/or to strengthen, coordinate or integrate into the institutional structure or into the process. In particular, current service levels can be enhanced if there is an unfulfilled need, and any service gaps that are identified can be addressed.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Housing Rehabilitation Program	2020	2024	Affordable Housing	West Hartford	Provide affordable rental housing opportunities Cultivate affordable homeownership opportunities Increase Supply of Special Needs Housing Improve Lead-based Paint Education & Remediation Promote ADA Accessibility Improvements		
3	Public & Private Partnerships	2020	2024	Non-Housing Community Development	West Hartford	Maintain and improve public facilities Support maintenance/improvement of Infrastructure		
4	Housing & Neighborhood Stabilization	2020	2024	Affordable Housing Non-Housing Community Development	HUD-approved LMI areas	Homeless and At-Risk Support Support Code Enforcement Efforts		
5	HANOC	2020	2024	Non-Homeless Special Needs Non-Housing Community Development	Hillcrest Avenue neighborhood	Homeless and At-Risk Support Support continuance/expansion of Public Services		
6	Volunteer Services	2020	2024	Non-Housing Community Development	West Hartford	Homeless and At-Risk Support Support continuance/expansion of Public Services		
7	Food Pantry	2020	2024	Non-Housing Community Development	Hillcrest Avenue neighborhood West Hartford	Homeless and At-Risk Support Support continuance/expansion of Public Services		

8	Fair Housing Activities	2020	2024	Fair Housing	West Hartford	Continue Administrative/Planning Activities		
9	CDBG Administration	2020	2024	Administration	West Hartford	Continue Administrative/Planning Activities		

Table 52 – Goals Summary

Goal Descriptions

1	Goal Name	Housing Rehabilitation Program
	Goal Description	Maintaining quality housing is a high priority in West Hartford, and funding to improve residential properties is available to eligible residents through the town's Housing Rehabilitation program. Grants and low interest loans can be obtained to correct housing code violations, to remove hazardous materials from the structure and to eliminate architectural barriers which restrict the mobility of household members with disabilities. Funds are also available to improve energy efficiency. Owners who sell or transfer any portion of the property within a 10 year period will be required to repay all or a portion of the funding. For the five-year period 2020 to 2024 the goal for this activity will be the completion of XX units per year for a total of XX units.
3	Goal Name	Public & Private Partnerships
	Goal Description	Under this activity West Hartford seeks out, develops, funds and completes projects in conjunction with community organizations and private groups throughout town. Focus is on public facility improvements situated in HUD-designated LMI areas or projects that qualify under other national objective criteria. During the five-year period 2020 to 2024 the goals for this activity are the completion of a minimum of X projects per year; cumulative total for the five- year period: XX projects.

4	Goal Name	Housing & Neighborhood Stabilization
	Goal Description	<p>In order to avoid deterioration of West Hartford's older housing stock and older neighborhoods it is critical to implement strategic stabilization efforts throughout town, but especially in West Hartford's older, lower-income neighborhoods. To this end West Hartford uses a significant portion of its CDBG entitlement grant to fund code compliance activity throughout the town's HUD-Designated LMI neighborhoods, including: (1) the State Health Code (2) West Hartford Property & Maintenance Code and (3) the State Building Code.</p> <p>During the five-year period 2020 to 2024 the goals for this activity are: (1) Health Code Inspections combined with West Hartford Property & Maintenance Code inspections, in HUD-designated LMI areas: XXX per year; cumulative five-year goal is XXX inspections and (2) Building Code Inspections in HUD-designated LMI areas: XXX per year; cumulative five-year goal is XXXX.</p>
5	Goal Name	HANOC
	Goal Description	<p>The Hillcrest Area Neighborhood Outreach Center (HANOC) is a collaborative effort of the Town of West Hartford, the West Hartford Public Schools, the West Hartford Housing Authority and other community agencies. HANOC serves a culturally diverse, low-income population in the southeastern section of West Hartford. Programs and services assist families of limited economic means to become more financially independent and involved in the schools and community by coordinating resources to meet their needs.</p> <p>HANOC's community partnership approach provides youths and adults with the opportunity to improve the quality of their lives through educational, social, health and wellness programs in a safe and supportive environment. During the five-year period 2020 to 2024 the goal for this activity are: XXX individuals will be served through a variety of adult and youth programming.</p>

6	Goal Name	Volunteer Services
	Goal Description	<p>Volunteer Services strives to fulfill the social service needs of the most at-risk residents including the elderly, persons with disabilities, and children and families with low incomes, through the provision of screened and trained volunteers who assist with town-wide volunteer programs.</p> <p>Programs include Medical Escort, Friendly Visiting, Grocery Shopping, Telephone Reassurance, Tutoring of Adults and Children and the Food Pantry. During the five-year period 2020 to 2024 the goals for this activity are: XXX individuals will be served through a variety of volunteer programs.</p>
7	Goal Name	Food Pantry
	Goal Description	<p>West Hartford's Division of Social Services operates a food pantry to meet the needs of low-income residents with emergency needs. Each year, hundreds of low-income households are assisted through the distribution of approximately 4,000 bags of non-perishable groceries and, in some cases, a grocery store gift certificate to assist with the purchase of perishable food items.</p> <p>Donations of food and money come from a variety of sources: school and church groups, businesses, families, individuals, community organizations, etc. During the five-year period 2020 to 2024 the goals for this activity are: XXX households will be served through the Food Pantry.</p>

8	Goal Name	Fair Housing Activities
	Goal Description	<p>West Hartford engages several ongoing programs targeting the improvement of fair housing conditions. Annually West Hartford conducts workshops aimed at better educating the public on issues related to fair housing, including landlord and tenant rights and responsibilities, predatory lending, home ownership opportunities, etc. By funding the position of fair housing officer each year many households are able to avoid or postpone eviction, lessening the negative impact such an event has on the residents. By working with tenants “at-risk” of eviction or for whom final eviction execution papers have been served the fair housing officer is often able to mediate a better solution than eviction.</p> <p>West Hartford provides CDBG funding through annual grants to (1) Legal Aid of Greater Hartford (GHLA) for the provision of free legal services to West Hartford residents who are above GHLA’s usual income guidelines but within CDBG guidelines and (2) to Hartford Education Resource Center (HERC) for the provision of fair housing counseling services, educational programs, housing mobility assistance and fair housing consultation services to West Hartford landlords, tenants and professional personnel.</p> <p>During the five-year period 2020 to 2024 the goals for this activity are: (1) XX workshops; (2) XX% ratio when comparing eviction execution notices served to evictions that are carried out, (3) GHLA will provide free legal services to XX clients and (4) HERC will provide services to XX households.</p>
9	Goal Name	CDBG Administration
	Goal Description	<p>West Hartford has a long-standing tradition of being in compliance with all HUD requirements for CDBG entitlement communities. Over the years a few very minor findings have been issued by HUD CPD staff. During the five-year period 2020 to 2024 the goal for this activity is to have no findings or sanctions issued against West Hartford by HUD.</p>

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

While West Hartford does not receive HOME funds, the Town continues to progress steadily towards accomplishing its community development goals. West Hartford’s highest community development priority is in the area of providing housing assistance to LMI households through a variety of programs which receive funding from the Town’s CDBG allocation. Especially included in this category is the Housing Rehabilitation program, and the town’s fair housing program code enforcement activities.

Other Community Development actions include the Emergency Energy/Utility Assistance Program, which is funded through several locally-based funds. The program will serve 4,000 households over the next five years.

Each of these provides the support and/or financial assistance needed to enable hundreds of West Hartford's LMI residents to remain in decent, safe and affordable housing. West Hartford has continued to focus its CDBG expenditures on programs related to affordable housing and to fair housing choice for its LMI residents.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Section 504 of the Rehabilitation Act of 1973 prohibits Federal agencies and all Non-Federal agencies receiving Federal funds from excluding people with disabilities, including psychiatric disabilities, from programs or activities -- including specific housing programs -- because of their disability. The present 504 discusses the elements and goals involved in converting housing units to render them handicap accessible. Although the Town's Housing Authority developments are elderly/disabled developments no major modification activities are planned at this time.

Activities to Increase Resident Involvements

In its Five Year and Annual Plan to HUD, the Housing Authority outlined the following strategies for achieving its goal to address the shortage of affordable housing.

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

1. Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
2. Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
3. Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
4. Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

Strategy 2: Increase the number of affordable housing units by:

1. Apply for additional section 8 units should they become available
2. Leverage affordable housing resources in the community through the creation of mixed-finance housing
3. Pursue housing resources other than public housing or Section 8 tenant-based assistance.
4. Implement Project-based Section 8 Voucher Program consistent with revised statutes.

The Authority will continue to implement a Project-based Section 8 Program (PBV) track designed to work in tandem with other sources of affordable housing finance.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

NA

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Within the Town of West Hartford there are barriers to affordable housing, which include the cost and availability of land. West Hartford lacks vacant land for new development and most neighborhoods are fairly concentrated. In recent years affordable housing production has been through rehabilitation and reuse of existing structures located throughout the Town.

Lack of Developable Land:

Future residential development will most likely take the form of small single family housing subdivisions, small-scale infill development in established neighborhoods and corridors, or adaptive reuse of existing buildings or previously developed sites. Redevelopment and adaptive reuse bring with them their own unique set of physical, financial and political challenges, while affordable single family detached housing developments are generally financially infeasible in an area with high land prices and other substantial development and construction costs.

Housing and Development Costs:

In the past, a homeownership assistance program was established; however it was mostly utilized for the purchase of existing homes, and new construction of units is limited. As the cost of ownership housing has increased dramatically in West Hartford, the cost gap that needs to be bridged to create affordable housing opportunities for moderate-income families has made the costs of this program prohibitive except in selected situations. One of the most difficult barriers to creating and improving affordable housing is due to the nature of the housing stock and costs involved with rehabilitation. The older stock found throughout the Town causes great financial difficulties for rehabilitation. Bringing these structures up to state and local code, in many cases, does not facilitate a financially feasible project. Many potential affordable housing improvements and creation are lost due to this high cost of compliance. New strategies of financing and assistance to current owners and developers should be investigated to attempt to overcome the financial challenges faced with rehabilitation to the older housing stock within the Town.

West Hartford also faces a barrier to affordable housing when it comes to the market out-pricing potential development and homeownership opportunities for families in lower income brackets. With such a high average housing cost, it is very difficult to subsidize homeownership opportunities. West Hartford faces the dilemma of trying to serve the greatest number of potential homebuyers yet still being able to provide low-income opportunities for homeownership. For example, if families are given direct down payment assistance for 10% to 20% of their home purchase price, the Town will be able to assist very few families at a very high cost per housing unit. Conversely, if the Town creates a program to assist a larger population by providing limited assistance to potential home buyers, the financial assistance provided on a per family basis may not be sufficient to fill the gap and provide them with the financial incentive to purchase a home. As a result, only a very small portion of the population in need of assistance will likely be served.

Funding Reductions:

The reduction in funding amounts for a variety of state and federal grants and other financial programs has curtailed both the Town of West Hartford's, and other communities around the country, ability to

provide additional affordable housing units for local residents.

First-ring suburbs such as West Hartford are facing an ever increasing number of housing, economic and social problems and issues that were once confined solely to larger urban areas. These communities have always had fewer financial means for addressing these problems and issues than their larger central city counterparts. Now, these same communities are being called upon to address a greater number of issues with a dwindling supply of funding.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Petition Legislators to support new authorizations of housing development funds; attend and present evidence at budget hearings to increase housing fund allocation; petition DECD (Department of Economic and Community Development) to broaden its pool of housing programs; discuss and offer local assistance on streamlining DECD applicant review process in an effort to reduce processing time and not jeopardize project viability.

Continue to support, create regulatory solutions to broaden affordable housing opportunities with the existing zoning structure of the Town; attend meetings, and present evidence of opportunities available, which are not harmful to the integrity of current zoning standards.

- The Town's older existing housing stock can serve as a resource for affordable homeownership with renovation or rehabilitation.
- Home rehabilitation can span a wide spectrum from minor fix-up, through remodeling and renovation, all the way to total "gut" rehabilitation, with each action presenting technical and financial issues requiring regulatory flexibility. Given the wide range of conditions and choices, home rehabilitation entails difficult regulatory challenges.
- In the past building codes generally required that when a given percentage of a structure was replaced, the entire building had to be brought up to new construction code requirements.
- New requirements in areas such as lead-based paint abatement, asbestos removal, energy efficiency, fire safety, and protection from natural hazards represent further constraints to cost-effective home rehabilitation.
- Other new requirements involve off-street parking accommodations and zoning restrictions intended for new construction. There are also design rules more appropriately applicable to new construction than rehabilitation. Although many of these requirements protect public health and safety, they can add to costs, deter rehabilitation, and inadvertently lead to abandonment or disinvestment rather than improvement of existing structures.
- Underwrite costs of homeownership, including financing, production, and transaction costs and fees, to make homeownership more affordable, make financing more available, and simplify the home buying process to make it easier to purchase and own a home.
- Changing conventional methods of design and building less expensive houses will enable many more low- and moderate-income families to purchase homes.
- Regulatory reforms to allow developers and builders to reduce the costs of land assembly, housing construction, and home rehabilitation, making homeownership more affordable for willing homebuyers who are now priced out of the housing market.
- Across all income levels, African-American and Hispanic American households have lower

homeownership rates compared to other groups with comparable incomes. At the same time, low- and moderate- income households are much less likely than higher income households to own homes. Breaking down racial and ethnic barriers and increasing access for other underserved households will extend homeownership opportunities to families and enable minority households to own homes. In the Town's Plan of Conservation and Development completed and adopted in 2009, the Town set as one of its housing policies to "Encourage the availability of a range of housing types and affordability levels to meet the diverse needs of the community. Under this policy, three (3) actions were listed. They are as follows:

- Consider the establishment of a Housing Trust Fund for the purpose of creating affordable housing.
- Consider revisions to zoning regulations to permit greater diversity of housing types and cost.
- Continue to support the efforts of nonprofit groups and for profit developers to expand housing choice options in the community.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Support services are available to the homeless through several social service agencies. Social Service programs provide daily expense payments, provide for medical care cost coverage and counsel the homeless and/or near homeless in unemployment and other benefit-related opportunities. The number of unsheltered individuals in West Hartford is very small. When non-sheltered individuals are identified there are adequate supports in place through the West Hartford Division of Social Services to address the short-term and, at some level, the long term needs of these residents. West Hartford does not have within its geographic boundaries any emergency shelters so that, when this type of support is needed, for the most part shelters operating in Hartford are used.

Addressing the emergency and transitional housing needs of homeless persons

Within the Town of West Hartford, there are no homeless facilities for families or individual adults. The Bridge Youth Shelter is located within the Town and provides 9 beds however the beds are not available for general referral. Six (6) beds are for Department of Children and Families (DCF) referrals and three (3) are for community referrals.

Homeless facilities serving West Hartford are located in Hartford or surrounding municipalities. Hartford based organizations are the lead participants in the Continuum of Care planning and application process. West Hartford has established increased participation in the regional Continuum of Care process as its overall objective to meet its homeless needs. This participation will complement the services provided through the Department of Social and Leisure Services and the Town's non-profit services providers. The Town participates in the Connecticut Balance of State (BOS) Continuum of Care. As part of its participation, representatives from the Town administration, the West Hartford Housing Authority, the Public School System and the Police Department all participate on the Continuum of Care Planning Committee. The Director of the Division of Social Services serves as the Town of West Hartford's liaison to the regional Continuum of Care network of providers.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Providers of service to people experiencing homelessness in Connecticut are coordinated across communities in Coordinated Access Networks (CANs). Service providers work together to streamline and standardize the process so that people are connected to appropriate housing and resources as quickly as possible. People throughout the state call 211, or access 211.org, to be directed to available resources. West Hartford is within the Greater Hartford CAN. When homeless individuals or households present themselves to the Town in need of shelter assistance they are referred to one of the several area shelters that West Hartford has established a working relationship with including:

- Salvation Army Marshall House
- Open Hearth Mission
- Immaculate Conception Church
- South Park Inn
- My Sister's Place
- Hartford Interval House
- YMCA
- YWCA

Even when referred, some individuals may have difficulty being housed due to the availability of bed space and occupancy restrictions.

According to homeless count statistics, many homeless individuals in the system are considered severely mentally ill and are receiving supportive services as available. Case managers from affiliated agencies assist in providing services to this sub-population as needed.

Sheltered Homeless with alcohol or drug abuse problems (with or without co-existing mental illness) are the most commonly described sub-population and represent a majority of all sheltered homeless on record. Case management is provided by outside agencies. Victims of Domestic Violence, Homeless Youth and AIDS related sheltered homeless are also provided facilities and services by caseworkers from affiliated agencies as required. No one homeless shelter facility in the region has adequate on-site staff or facilities to meet the demands of all sub-population-sheltered homeless.

Severely Mentally Ill (SMI) and Alcohol or Drug Abusing unsheltered homeless account for a number of clients who are also served by support agency case management as they present themselves to the system. Unsheltered homeless experience more of a burden due to the lack of bed space in the emergency shelter for overnight accommodations. Although daily drop-in, meals and counseling are provided, all unsheltered homeless are not able to have their emergency needs met at the present time.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving

assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

West Hartford is aware of some extremely substandard or overcrowded living situations of persons to whom various service providers provide meals or groceries. Households are currently provided food from emergency food pantries. Many of these people are dependent upon assistance benefits, and an increasing number have lost their jobs. These families and individuals, along with those in substandard or overcrowded situations, should be considered at risk of homelessness due to their precarious situations.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

Using its CDBG allocation, the Town of West Hartford has funded lead prevention both through its Housing Code Enforcement program and through its Housing Rehabilitation program. Emphasis is placed on households having low and moderate incomes and on families residing in housing stock in need of maintenance and/or rehabilitation. Through the West Hartford – Bloomfield Health District, affected children have available to them blood lead screening, educational awareness, necessary counseling and follow-up for Housing Rehabilitation Projects for eligible households.

How are the actions listed above related to the extent of lead poisoning and hazards?

From the most recent Department of Public Health Lead Surveillance Report in 2016, a total of 1,083 children under the age of six were tested for lead poisoning. 99.4% had blood lead levels in the safe range of 0-4 micrograms per deciliter (µg/dl). 7 children (0.6%) tested had blood lead levels of more than 5 µg/dl. 1 child had blood levels of more than 10 µg/dl. This is lower than the state-wide rate of 3.8% of tested children having blood lead levels of over 5 µg/dl.

How are the actions listed above integrated into housing policies and procedures?

The construction managers for West Hartford's Housing Rehabilitation program are each certified lead paint inspectors. They have undergone all applicable training in HUD's new regulations. One of their tasks is to be certain that all projects funded through West Hartford's CDBG grant are in compliance with applicable HUD regulations.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

West Hartford has several programs that help to reduce the number of families living in poverty. Among these are:

- West Hartford’s Housing Rehabilitation program allows low to mod-income households to affordably improve the conditions in which they live by making their dwelling units compliant with applicable health, fire and building codes.
- Provides volunteer services and volunteer services to elderly residents. Through this program assistance is provided to those seniors attempting to remain in their homes, in avoidance of living in a long term care facility such as a nursing home.
- Energy Assistance through CRT (partially CDBG-funded position), and Emergency Fuel and Emergency Utility assistance to LMI West Hartford Households; funding sources included General Fund (local tax dollars), charitable funds and funding from Operation Fuel.
- Grant to Greater Hartford Legal Assistance: free of charge legal services are provided to West Hartford households through this program.
- At the Hillcrest Area Neighborhood Outreach Center (HANOC), LMI residents can participate in adult education programs.
- At the HANOC community center, LMI households can receive basic nutrition assistance benefits through the WIC program.
- At the Hillcrest-Faxon perishable food distribution program, LMI households can receive supplies of fresh produce and other perishable food items through Foodshare’s Mobile Food van program.
- West Hartford Emergency Food Pantry Staff works with many organizations and groups throughout the community in conducting food drives.
- West Hartford Emergency Food Pantry distributes food bags from various sites and is coordinated by the West Hartford Social Services staff.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Many of West Hartford’s poverty reducing programs are integral to the affordable housing plan, especially as housing cost burden and affordability is the greatest housing problem faced by LMI residents. Programs such as the Housing Rehabilitation program are directly funded by CDBG allocations.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Monitoring of performance toward meeting the goals and objectives as set forth in the Consolidated Plan will be completed by programmatic and fiscal review of all project expenditures and accomplishments, including all sub-recipient activities.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 – Goals Summary

Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

Projects

#	Project Name

Table 55 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

AP-38 Project Summary
Project Summary Information

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported
Homeless
Non-Homeless
Special-Needs
Total

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through
Rental Assistance
The Production of New Units
Rehab of Existing Units
Acquisition of Existing Units
Total

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Actions to encourage public housing residents to become more involved in management and participate in homeownership

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Addressing the emergency shelter and transitional housing needs of homeless persons

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Discussion

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Discussion:

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

Actions planned to foster and maintain affordable housing

Actions planned to reduce lead-based paint hazards

Actions planned to reduce the number of poverty-level families

Actions planned to develop institutional structure

Actions planned to enhance coordination between public and private housing and social service agencies

Discussion:

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

Appendix - Alternate/Local Data Sources

1	Data Source Name
	2009-2011 American Community Survey
	List the name of the organization or individual who originated the data set.
	U.S. Census Bureau, American Community Survey
	Provide a brief summary of the data set.
	Survey of West Hartford residents.
	What was the purpose for developing this data set?
	To collect demographic data for the 2009-2011 ACS.

	Provide the year (and optionally month, or month and day) for when the data was collected. 2009-2011
	Briefly describe the methodology for the data collection. Mail/phone surveys.
	Describe the total population from which the sample was taken. Residents of West Hartford.
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Information not available.